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**TOWN OF CARMEL
PLANNING BOARD**



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Mahopac, New York 10541
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MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

PATRICK CLEARY,
AICP, CEP, PP, LEED AP
Town Planner

PLANNING BOARD AGENDA
MARCH 27, 2019 – 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

SITE PLAN

1.	Action Fuel Propane Facility – 16 Route 6N	85.16-1-20	2/12/19	Site Plan
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MISCELLANEOUS

2. Minutes – 02/13/19 & 02/27/19



TOWN OF CARMEL
**SITE PLAN APPLICATION
 INSTRUCTIONS**



The Town of Carmel Planning Board meetings are held twice a month, on the second and fourth Wednesday's, at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel

The submission deadline is 10 days prior to the Planning Board meeting. New site plan applications that have been deemed complete will be placed on the agenda in the order they are received.

No application will be placed on the agenda that is incomplete

Pre-Submission:

Prior to the formal submission of the site plan, a pre-submission conference may be requested by the applicant to be conducted with representatives from the Town, which may include the Town Planner, Town Engineer, Director of Code Enforcement and/or the Planning Board Attorney. This conference will serve to educate the applicant on the process he/she must follow, clarify the information required to submit a complete site plan application, and to highlight any specific areas of concern. You may arrange a pre-submission conference through the Planning Board Secretary at (845) 628-1500 extension 190.

Submission Requirements:

At least 10 days prior to the Planning Board meeting, the site plan application shall be submitted to the Planning Board Secretary as follows:

All site plans shall be signed, sealed and folded with the title box legible. The application package shall include:

- 11 copies of the Site Plan Application Form, signed and notarized.
- 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- 5 full size sets of the Site Plan (including floor plans and elevations)
- 1 CD (in pdf. format) containing an electronic version of the Site Plan
- 2 copies of the Disclosure Statement
- 11 copies of the Site Plan Completeness Certification Form
- All supplemental studies, reports, plans and renderings.
- 2 copies of the current deed.
- ^{n/a} 2 copies of all easements, covenants and restrictions.
- The appropriate fee, determined from the attached fee schedule. Make checks payable to the *Town of Carmel*.

Rose Yrombetta 3/18/19
 Planning Board Secretary; Date

[Signature] 3/18/19
 Town Engineer; Date

Site Plan Application

Action Fuel – Proposed Propane Distribution Facility

16 Route 6N - Hamlet of Mahopac

Carmel, NY 10541

AEG Project No. 2904-03

February 19, 2019



[Aerial imagery courtesy of Google Earth]

Prepared by:



Prepared for:

Mr. Wayne Staten
Action Fuel
29 Secor Road
Mahopac, NY 10541

Dedicated to Responsive and Resourceful Solutions

100 Jefferson Boulevard, Suite 220, Warwick, RI 02888
Office: 401.732.7600; Fax 401.732.7670

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FIGURES – Included as Separate Attachment

C100 – Cover Sheet
C101 – Existing Conditions
C102 – Wetland Certification Plan
C103 – Proposed Conditions
C104 – Details
C105 - Details
M100 – Process and Instrumentation Diagram

APPENDICES

Appendix A – Site Plan Application Form
Appendix B – Site Completeness Certification Form
Appendix C – Disclosure Addendum Statement
Appendix D – Property Ownership Deed
Appendix E – Short Environmental Assessment Form
Appendix F – EDR, Inc. Database Report

1.0 INTRODUCTION

On behalf of i3 Services, LLC (“i3”), Alliance Environmental Group/An F.W. Webb Company (F.W. Webb/AEG) has prepared this Site Plan Application for the Town of Carmel Planning Board. The Site Plan Application has been prepared for the proposed addition of a propane fueling facility at the property located at 16 Route 6N in the Hamlet of Mahopac, in the Town of Carmel, New York. (the “Site”)

This Site Plan Application has been prepared in accordance with the “Applicant’s Guide for Submissions to the Town of Carmel Planning Board”, and recommendations made during a pre-application meeting with representatives from the Town of Carmel. The pre-application meeting was held on October 1, 2018.

A signed copy of the Town of Carmel Site Plan Application form, including a certified list of abutters, is included as **Appendix A**. A copy of the Site Plan Completeness Certification Form is included as **Appendix B**, and the Disclosure Addendum Statement is included as **Appendix C**. **Figures, as Plan Set Sheets C100 through C105, and M100**, are included as a separate attachment.

2.0 SITE IDENTIFICATION

The Site address is 16 Route 6N, in the Hamlet of Mahopac, in the Town of Carmel. The Site is located on the east side of Route 6N, south of the intersection with Pine Tree Lane. The Site is designated on the Town of Carmel Tax Maps as Section: 85.16, Block:1, Lot:20.

The Property Deed was recorded in the County Clerk’s office on December 15, 2017, and was recorded in Liber 2065, Page 177. There are no existing easements related to the Site, and no easements are proposed. A copy of the current ownership deed for the Site is presented in **Appendix D**.

The Site currently functions as Valley Towing and JLJ Auto Repair. Between those two companies, approximately 5 to 6 people work at the Site on a daily basis. The Site also serves as new vehicle storage for Mohegan Volkswagen, and equipment storage for Chief Masonry, Michael’s Paving, and Fitz Landscaping.

3.0 APPLICANT/OWNER INFORMATION

The property owner of record of the Site is Jennick Property Management Corporation, c/o Mr. Wayne Staten; Mr. Staten is also the applicant, with an address of 29 Secor Road, Mahopac, New York 10541.

The firm responsible for constructing the propane facility improvements at the Site is i3 Services, LLC of 400 Amherst Street, Suite 302, Nashua, New Hampshire 03063. (603) 836-4004. F.W. Webb/AEG is assisting i3 Services, LLC with the preparation of the Site Plan Application as well as engineering support services.

4.0 PROJECT DESCRIPTION

4.1 Proposed Use

The Site is currently occupied by Valley Towing – a vehicle towing service provider. The proposed use of the Site will be as a propane storage and distribution facility. Specifically, the project will involve the following scope of work:

- Installation of two (2) 30,000-gallon capacity above ground liquid propane storage tanks on pre-cast concrete piers;
- Installation of two (2) Bobtail fill stanchions, including all necessary piping, valves, pumps and other appurtenances; and,
- Installation of one (1) Transport unload stanchion including all necessary piping, valves and other appurtenances.

Additional Site features will include, but not be limited to, crash protection, fencing, emergency shut-down system, and redundant fail safes.

4.2 Site Operation Details

This facility will be supplied propane by transport trucks and propane distribution will be by propane bobtail trucks. Site operations will be limited to the storage and transfer of propane. Two additional people are expected to be working at the Site on a daily basis as part of the proposed Action Fuel Propane Distribution Facility.

4.3 Propane Loading/Unloading Processes

The transfer of the propane from the transport trucks to the two 30,000-gallon ASTs will be by hose and pump truck. The transfer will be low emission. At this location, Action Fuels is supplying the transfer hose and upon completion of a delivery, the only product released will be the product left between the valve on the truck and the valve on the end of the hose. There will be no emptying of the hose used to deliver the product.

The loading of the bobtail trucks to make deliveries is also low emission upon completion of the loading process. The plant pump will supply product to the bobtail truck and upon completion the only product release will be the product between the plant hose end valve and the bobtail valve.

4.4 Site Security/Safety Measures

The proposed facility will be compliant with the 2014 version of NFPA 58 – Liquefied Petroleum Gas Code. Access to the Site is from Route 6N. The propane fueling facility at the Site will be staffed when there is a transfer of product. At all other times, the propane fueling facility at the Site will be secured with fencing and a locking gate.

Six-inch diameter bollards will be placed four feet on center around the perimeter of the fence on the parking lot access to prevent bumps and rubs.

All of the required emergency shut off devices will be installed to limit the possibility of releases in the transfer hose. Administrative controls, such as adequate training of fuel transfer staff, and frequent inspections of the propane fueling facility will be implemented by the owners of the Site.

5.0 PROJECT INFORMATION

5.1 Lot and Structure Details

The Site is approximately 4.72 acres (205,500 square feet) in area. The Site is bounded to the west-northwest by Route 6N, and to the south by the Westchester County line. The eastern portion of the Site has been cleared and improved with an macadam/gravel driveway and parking area.

A concrete retaining wall is located along the northern and eastern boundaries of the cleared area, and a one-story building structure with an area of 3,500 square feet is located at the south-east corner of the cleared area.

5.2 Public Utility Infrastructure

Potable water is provided by a private well located on the Site; well construction data is not currently available. The Site is not connected to the municipal sewer system; an on-Site cesspit is utilized for the disposal of municipal waste.

Overhead electrical and telephone lines access the Site from Routh 6N.

5.3 Soil and Groundwater Information

A copy of the Soil Map for Putnam County, New York was obtained from the United States Department of Agriculture's (USDA's) website.

According to the Soil Map, the predominant soil type located within the proposed work area at the Site is “Fluvaquents-Udifulvents complex, frequently flooded”. The typical profile of this soil type is a gravelly silt loam, with minimal slopes (0 to 3 percent) and poor drainage.

The depth to groundwater at the Site is currently unknown. However, given the on-Site presence of wetlands (discussed in Section 5.6) a stream on the east side of the Site, and poorly drained soil, it is anticipated that groundwater will be shallow – within three feet of grade.

5.4 Site Details

The Site is located on the southern border of Putman County, abutting the Westchester County line. The Site is located within 500 feet of the following:

- An adjoining city, town or village (Jefferson Valley – Yorktown)
- The boundary of a road right of way (Route 6N).

The Site is not located within 500 feet of a county drainage channel line, or the boundary of state or county owned land on which a building is located. The Site is not listed on the State or Federal Register of Historic Places. According to the Federal Emergency Management Association’s (FEMA) website, the Site is located in an area of Minimal Flood Hazard, although the southern boundary of the Site abuts an area identified as a Special Flood Hazard.

5.5 Stormwater Regulations

The actual disturbance at the Site for the construction of the proposed propane distribution is approximately 4,700 square feet. This is calculated as 60 feet by 75 feet for the tank area and 45 feet by 4 feet for the utility trench area. Since the proposed construction activities will disturb less than one acre, coverage under the New York State Department of Environmental Conservation’s (NYSDEC) General Permit for Stormwater Discharges from Construction Activity is not required.

The proposed future use of the Site (propane storage and transfer operations) is not listed in Appendix B of the NYSDEC’s SPDES Multi-Sector General Permit for Stormwater Discharges Associated with Industrial Activity (SPDES). Consequently, coverage under the SPDES permit is not required.

According to the Town of Carmel Engineering Department, the Town is permitted through the NYSDEC for stormwater discharge. No reference was made to requiring coverage under the NYSDEC Stormwater Regulations. As discussed in Section 5.8, no NYC watershed lands are located within six miles of the Site.

5.6 Freshwater Wetlands

According to the Wetlands Map for the Town of Carmel, dated October 1982, wetlands appear to be located on and adjacent to the Site. On October 25, 2018, the boundary of the freshwater wetlands at the Site was delineated and flagged by a Professional Wetlands Scientist (PWS). On October 30, 2018, the wetlands boundary delineation was verified in the field by NYSDEC staff. The wetlands boundary was subsequently surveyed by a NY State Licensed Land Surveyor, refer to Sheet C102 – Wetlands Certification Plan for the locations of the wetlands boundary, and the 100-foot wetlands boundary.

The proposed Site work will not directly impact any flagged wetlands, but will be located within the 100-foot wetlands boundary. Consequently, an Application for Wetland Permit or Letter or Permission will be obtained from the Town of Carmel Environmental Conservation Board. In addition, a Freshwater Wetlands Permit will be obtained from the regional NYS DEC office.

5.7 Surface Water Bodies

According to a topographic survey of the Site, prepared by Link Land Surveyor, P.C. of Mahopac NY and dated January 4, 2018, a stream is located on the eastern portion of the Site. The stream flows from north to south across the Site. No other surface water bodies have been identified at the Site, and no encroachments, crossings or alterations of the stream are proposed. Refer to Sheet C101 – Existing Conditions for the location of the stream.

5.8 Proximity to NYC Watershed Lands

Four watershed lands were identified in Carmel, NY and one was located in Somers, NY, the town adjoining Carmel to the south. With proximity to the Site, they are listed as follows:

- Angle Fly – 269 Acres – Somers - Approximately 6 miles southeast of Site
- Lockwood Unit – 492 Acres - Approximately 6 miles northeast of Site
- Long Pond Unit – 32 Acres - Approximately 6 miles northeast of Site
- Carver Hill Unit – 20 Acres – Approximately 10 miles northeast of Site
- Hickory Nut Hill – 94 Acres - Approximately 10 miles northeast of Site

No other watershed lands were located in the vicinity of the Site.

5.9 Project Funding

The source of the project funding is entirely private funds. The project will not be funded, either partially or in total, by grants or loans from public sources.

5.10 Solid Waste Disposal

Solid waste generated at the Site is disposed of periodically by an independent contractor, no solid waste is disposed of at the Site.

5.11 Estimated Construction Time

The estimated construction time for the project is approximately four to six months from authorization to proceed.

6.0 ENVIRONMENTAL RESEARCH

As part of the Site Plan Application process, F.W. Webb/AEG reviewed an environmental database report of the Site provided by Environmental Data Resources, Inc. (EDR). The EDR report searches available environmental records for specific properties to assist in determining the environmental risk associated with a specific parcel of real estate.

In addition to a summary of environmental records, the EDR report includes various historical sources of information about the Site, including aerial photographs, Sanborn Fire Insurance Maps, and Topographic Maps. Information from the EDR report was used to complete the Short Environmental Assessment Form, included as **Appendix E**.

Summaries of the information provided by EDR are listed below.

6.1 Aerial Photographs

EDR provided copies of aerial photographs for the following years: 1941, 1954, 1958, 1974, 1985, 1989, 1992, 1994, 2006, 2009, 2013 and 2017.

Based on a review of the aerial photographs, the Site was undeveloped from 1941 through circa 1958; an access road and building structure are visible on the 1974 aerial photograph. The aerial photographs from 1985 through 2006 are of limited quality, but a building structure and numerous vehicles are visible in the aerial photographs from 2009 through 2017.

6.2 Sanborn Fire Insurance Maps

Sanborn Fire Insurance map coverage of the Site and vicinity was limited to the year 1942; based on the aerial photographs, this date precedes the development of the Site. No building structures or other Site features are visible on the 1942 Sanborn Map.

6.3 Historical Topographic Maps

EDR provided copies of topographic maps for the years 1892, 1894, 1899, 1901, 1936, 1941, 1946, 1947, 1956, 1981 and 2013. There is no evidence of development or topographic changes in the maps dated 1892 through 1947. No structures are depicted on the Site in the 1956 or 1981 topographic maps; the access road/driveway is depicted on the 2013 topographic map.

6.4 EDR Summary Radius Map Report

The EDR Summary Radius Map Report searches environmental record databases for properties located within a specified distance from the Site. Environmental record databases searched consist of Federal, State and Tribal databases; including but not limited to the following:

- Federal National Priority List;
- Registered Storage Tanks;
- Leaking Storage Tanks;
- RCRA Generators and TSD Facilities;
- Voluntary Cleanup Sites; and,
- Brownfields Sites

The Site was identified as “CTI Bulk Transport” on the aboveground storage tank (AST) database, Facility ID 3-602457. The following ASTs were identified at the Site:

AST Number	Capacity (Gallons)	Contents
1	275	Waste oil
2	4000	Diesel
3	275	No. 2 fuel oil – on Site consumption
4	275	No. 2 fuel oil – on Site consumption
5	275	Waste oil
6	275	Waste oil

According to the database report, all of the ASTs are in service, and none of the ASTs are equipped with secondary containment, leak detection, or internal/external protection (other than painted/asphalt coating).

According to the database report, the Site is not listed on any other environmental databases. A copy of the EDR report is included as **Appendix F**.

7.0 ZONING COMPLIANCE

According to information provided by the Town of Carmel's Assessor and Building Department, the Site is zoned Residential. As presented in the aerial photographs, the Site has been in its present condition since at least 1974.

8.0 PROPOSED BUILDING MATERIALS

8.1 Foundation

The proposed project will include the installation of four (4) pre-cast concrete piers to support the two (2) propane tanks. The piers will be cast from 4,500 psi concrete, and the footings will be placed four (4) feet below grade. Refer to Sheet C104 for the tank foundation diagram.

8.2 Structural System

The proposed project will not involve any alterations to the existing structural system of the Site building.

8.3 Roof

The proposed project will not involve any alterations to the existing roof of the Site building.

8.4 Exterior Walls

The proposed project will not involve any alterations to the existing roof of the Site building.

8.5 Site Sediment and Erosion Controls

Sediment and erosion controls will be installed and maintained throughout the duration of excavation work at the Site. Silt sacks will be used in the existing catch basins and silt fence and fiber rolls will be used to protect the wetland perimeter and other portions of the Site during construction. Due to the flat topographic nature of the Site, we expect that the locations will be finalized in conjunction with the town during construction start up. Since the area of the proposed excavation is well below an acre, likely on the order of being below 0.25 acres, a Stormwater Pollution Prevention Plan has not been included with this submittal.

FIGURES

Included as Separate Attachment

APPENDICES

Appendix A – Site Plan Application Form



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: <i>Action Fuel Propane Facility</i>	Application # <i>19-0003</i>	Date Submitted: <i>2/20/2019</i>
Site Address: No. <i>16</i> Street: <i>Route 6N</i> Hamlet: <i>Mahopac</i>		
Property Location: (Identify landmarks, distance from intersections, etc.) <i>East side of Route 6N, South of Pine Tree Lane.</i>		
Town of Carmel Tax Map Designation: Section <i>85.16</i> Block <i>1</i> Lot(s) <i>20</i>	Zoning Designation of Site: <i>Residential</i>	
Property Deed Recorded in County Clerk's Office Date <i>12/15/2017</i> Liber <i>2065</i> Page <i>177</i>	Liens, Mortgages or other Encumbrances Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Existing Easements Relating to the Site No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Describe and attach copies:	Are Easements Proposed? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Describe and attach copies:	
Have Property Owners within a 500' Radius of the Site Been Identified? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: <i>Jennick Property Management Corp</i>	Phone #: <i>914-804-0077</i> Fax#:	Email: <i>WPS9286@gmail.com</i>
Owners Address: No. <i>29</i> Street: <i>Secor Road</i> Town: <i>Mahopac</i> State: <i>NY</i> Zip: <i>10541</i>		
Applicant (if different than owner): No. Street: Town: State: Zip:		
Applicant Address (if different than owner): No. Street: Town: State: Zip:		
Individual/ Firm Responsible for Preparing Site Plan: <i>Tom Hener/Alliance Environmental Group</i>	Phone #: <i>401-732-7600</i> Fax#:	Email: <i>Tom.Hener@Fwebb.Com</i>
Address: No. <i>100</i> Street: <i>Jefferson Boulevard</i> Town: <i>Warwick</i> State: <i>RI</i> Zip: <i>02888</i>		
Other Representatives: No. Street: Town: State: Zip:		
Owners Address: No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: <i>Installation of above-ground liquid propane storage tanks, fill and unload stations, piping, valves and other appurtenances. Site operations will include the storage and transfer of propane for distribution.</i>		

TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous)
 Yes: No:

Is the site located in a designated floodplain?
 Yes: No:

Will the project require coverage under the Current NYSDEC Stormwater Regulations
 Yes: No:

Will the project require coverage under the Current NYCDEP Stormwater Regulations
 Yes: No:

Does the site disturb more than 5,000 sq ft
 Yes: No:

Does the site disturb more than 1 acre
 Yes: No:

Does the site contain freshwater wetlands?
 Yes: No:

Jurisdiction:
 NYSDEC: Town of Carmel:

If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.

Are encroachments in regulated wetlands or wetland buffers proposed? Yes: No:

Does this application require a referral to the Environmental Conservation Board? Yes: No:

Does the site contain waterbodies, streams or watercourses? Yes: No:

Are any encroachments, crossings or alterations proposed? Yes: No:

Is the site located adjacent to New York City watershed lands? Yes: No:

Is the project funded, partially or in total, by grants or loans from a public source?
 Yes: No:

Will municipal or private solid waste disposal be utilized?
 Public: Private:

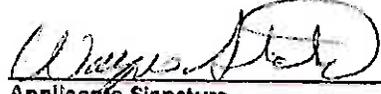
Has this application been referred to the Fire Department? Yes: No:

What is the estimated time of construction for the project?
 Four to six months

NOT in Water Jwd
 ?
 YES
 ROF
 3/10/19
 STET
 ROF

ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	120,000 SF	205,500 SF	N/A
Lot Coverage	15% max	1.7%	3.9%
Lot Width	200 feet	200 feet	N/A
Lot Depth	200 feet	750 feet	N/A
Front Yard	40 feet	750 feet	N/A
Side Yard	20 feet	55 feet	N/A
Rear Yard	40 feet	75 feet	N/A
Minimum Required Floor Area	None	3,500 SF	N/A
Floor Area Ratio	None	1.7%	1.7%
Height	35 feet	16 feet	12 feet
Off-Street Parking	4	10	N/A
Off-Street Loading	0	0	1

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, identify variances: <p style="font-size: 1.2em; margin-left: 20px;">Commercial use</p>
PROPOSED BUILDING MATERIALS	
Foundation	
Structural System	
Roof	
Exterior Walls	
APPLICANT'S ACKNOWLEDGEMENT	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
<u>Wayne Stater</u> Applicant's Name	 Applicant's Signature
Sworn before me this <u>25</u> day of <u>October</u> 20 <u>18</u>	
 Notary Public	

SUE CASALE
 Notary Public State of New York
 Qualified in Westchester County
 Reg. No. 01CA6234199
 My Commission expires Jan. 18, 2019

SITE DEVELOPMENT PLANS

FOR:

ACTION FUEL PROPANE FACILITY

LOCATION OF SITE:

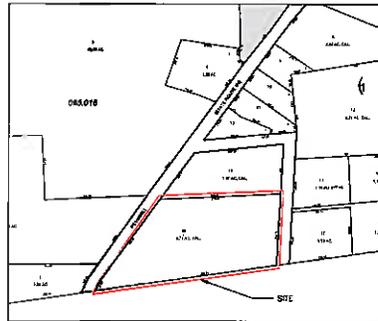
16 ROUTE 6N (MAHOPAC)
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK 10541
TAX MAP: 85.16-1-20



AERIAL MAP

SCALE: N.T.S.

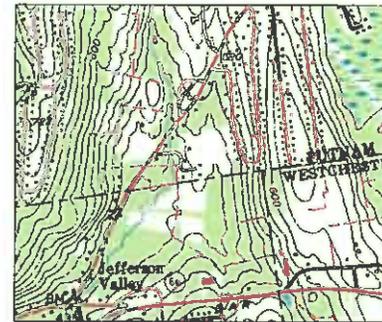
SOURCE: GOOGLE MAPS - 2018



ASSESSOR PLAT PLAN

SCALE: N.T.S.

SOURCE: TOWN OF CARMEL, NY -- 2015



U.S.G.S. MAP

SCALE: N.T.S.

SOURCE: TOPOQUEST.COM - 2018

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C100
EXISTING CONDITIONS	C101
WETLAND CERTIFICATION PLAN	C102
PROPOSED CONDITIONS	C103
DETAILS (1 OF 2)	C104
DETAILS (2 OF 2)	C105
P&ID PLAN	M100

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/25/18	UPDATED MAPPING, SHEET INDEX	R.D.V.
2	1/8/2019	UPDATED SHEET INDEX	R.D.V.
3	12/22/2018	UPDATED TITLE BLOCK	R.D.V.
4	02/01/19	PLANNING BOARD REQUESTED REVISIONS	T.H.



U.S. Services, LLC
400 Anthony Street
Suite 302
Northvale, NY 07642



Phone (978) 207-1100
Fax (978) 207-1843
Email: PEO@U-S.com

BY: R.D.V.
DATE: 10/13/18

COVER SHEET			
SCALE	PROJECT NO.	PLANNING NUMBER	
AS NOTED	2904	C100	

CERTIFIED ABUTTERS LIST

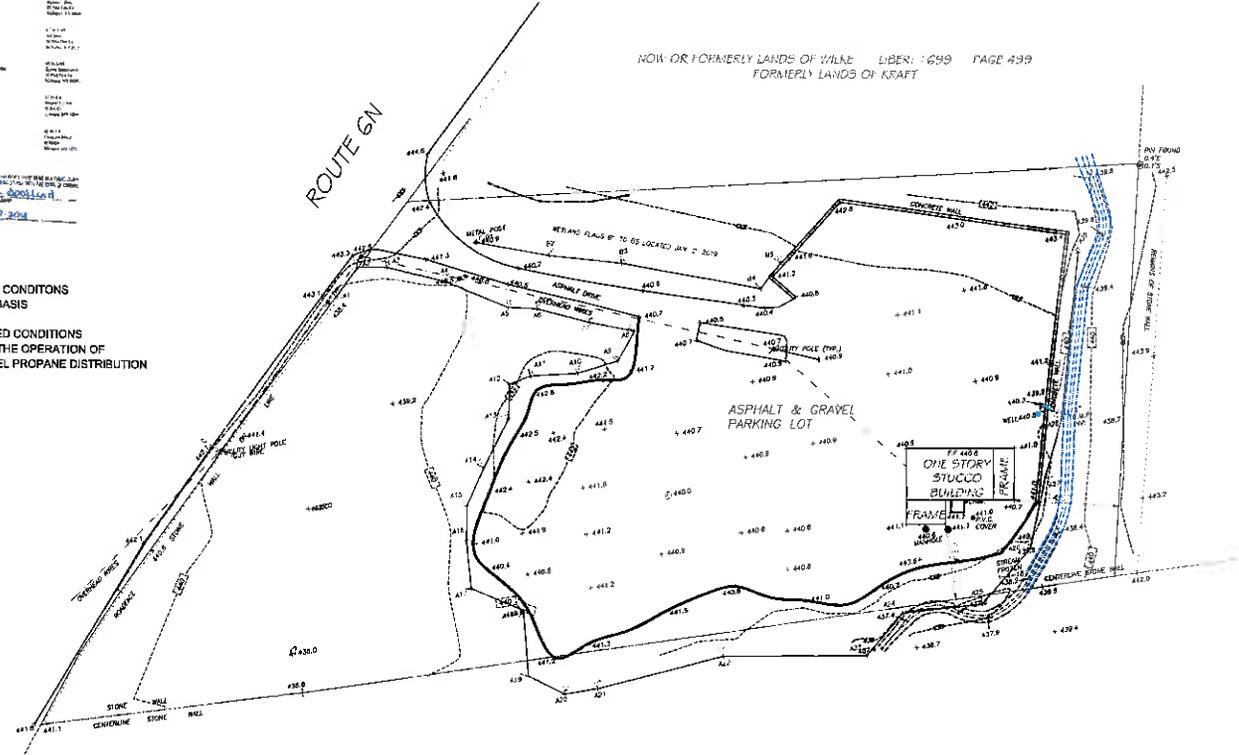
W-101 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024	W-102 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024	W-103 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024
W-104 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024	W-105 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024	W-106 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024
W-107 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024	W-108 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024	W-109 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024
W-110 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024	W-111 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024	W-112 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024
W-113 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024	W-114 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024	W-115 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024
W-116 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024	W-117 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024	W-118 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024
W-119 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024	W-120 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024	W-121 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024
W-122 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024	W-123 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024	W-124 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024
W-125 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024	W-126 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024	W-127 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024
W-128 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024	W-129 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024	W-130 PLUMB & CO. 1000 N. 10th St. Carmel, NY 12024

The L.L. COMPANY HAS BEEN DESIGNATED AS THE DESIGNER OF RECORD FOR THIS PROJECT.
 (Sign Approval)
 02-19-2018

WORKERS ON SITE - EXISTING CONDITIONS
 5 TO 8 PEOPLE ON A DAILY BASIS

WORKERS ON SITE - PROPOSED CONDITIONS
 1 TO 2 PEOPLE EXTRA FOR THE OPERATION OF THE PROPOSED ACTION FUEL PROPANE DISTRIBUTION SYSTEM

NOW OR FORMERLY LANDS OF WILKE LIBER: 1699 PAGE 439
 FORMERLY LANDS OF KRAFT



NOTES:
 1.) BASE PLAN ADAPTED FROM "TOPOGRAPHIC SURVEY OF PROPERTY SITUATED IN TOWN OF CARMEL, PUTNAM COUNTY NEW YORK" CONDUCTED BY LINK SURVEYORS P.C. OF CARMEL, N.Y. ON JANUARY 4, 2016.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/20/18		03/03
2	2/12/2019	UPDATED TITLE BLOCK	P.O.V.

LEGEND	
●	UTILITY POLE (TYP.)
■	WETLAND FLAG
—	OVERHEAD ELECTRICAL WIRE
—	CONTOUR ELEVATION
—	STREAM

Alliance Environmental Group
 An F.W. Webb Company

100 JEFFERSON BLVD, STE 200 - WARWICK, RI 02886
 17 EDE BLVD - BLDG 101, NY 12204
 PHONE 401-732-7600 EMAIL: BR113@FWWEBB.COM
 WWW.ALLIANCEENVIRONMENTALGROUP.COM

ES Services, LLC
 400 Amherst Street, Suite 302
 Hamden, NH 03043

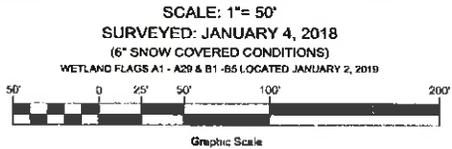
Phone: (603) 207-1100
 Fax: (603) 207-1843
 Email: info@es-usa.com

BY	DRAWN	CHECKED	APPROVED	SCALE	PROJECT NO.	CONVISED NUMBER
				AS NOTED	2904	C103

EXISTING CONDITIONS	
ACTION FUEL 18 ROUTE 6N (NAHOPAC) CARMEL, NY 10541	



TOPOGRAPHIC SURVEY OF PROPERTY SITUATE IN THE TOWN OF CARMEL PUTNAM COUNTY NEW YORK



- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF CARMEL
 SECTION: 85.16 BLOCK: 1 LOT: 20
 STREET ADDRESS: 16 ROUTE 6N
- PROPERTY AREA: 205,500 Sq.Ft. - 4.7176 ACRES
- THE PREMISES SHOWN HEREON DESCRIBED IN DEED RECORDED IN THE PUTNAM COUNTY CLERK'S OFFICE IN LIBER 2065 PAGE 177
- THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY UNCOVER
- THE OFFSETS SHOWN HEREON ARE INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.

- THE ELEVATIONS SHOWN HEREON ARE IN THE "NAVD 83", (NORTH AMERICAN VERTICAL DATUM 1983)
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7206, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES
- THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PREPARED FOR: JENNICK PROPERTY MANAGEMENT

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater

Wetlands as delineated by Jennifer James, PWS on 10/25/18

DEC Staff: *[Signature]* 118119 Surveyor / Engineer:

Date Valid: 1/12/2019 Expiration Date: 1/12/2024



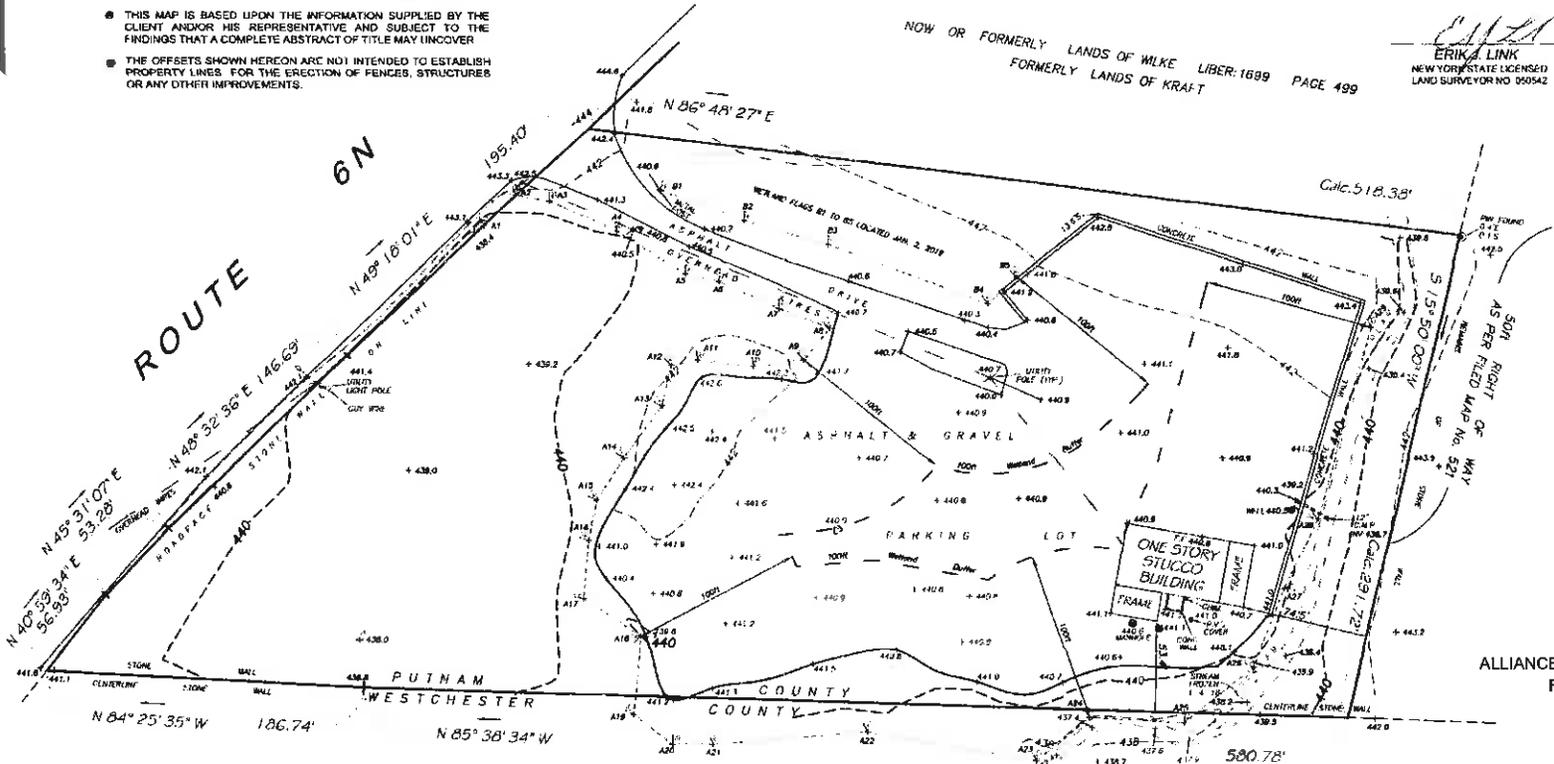
Wetland boundary delineations as validated by the New York State Department of Environmental Conservation remain valid for 5 years unless existing exempt activities, area hydrology, or land use practices change (e.g., agricultural to residential). After 5 years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

Link
Land Surveyors P.C.
 21 Clark Place, Suite 1-B Phone 945-826-5657
 Mahopac N.Y. 10541 Fax 845-671-0013

RECEIVED
 JAN 15 2019
 Natural Resources
 NYSDEC Region 3 - New Paltz

[Signature]
 ERIKA LINK
 NEW YORK STATE LICENSED
 LAND SURVEYOR NO. 00542

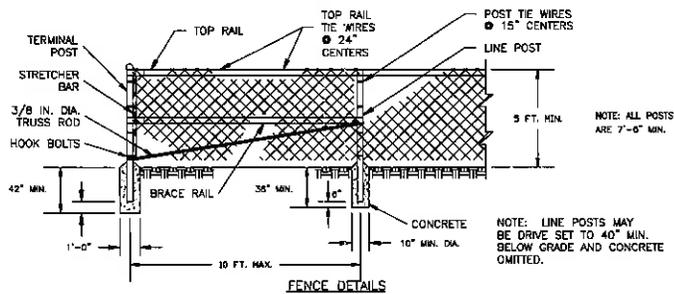


NOW OR FORMERLY LANDS OF WILKE LIBER: 1689 PAGE 499
 FORMERLY LANDS OF KRAFT

ALLIANCE ENVIRONMENTAL GROUP
 FEBRUARY 2019
 SHEET C-102 (2)

NOW OR FORMERLY CREATIVE LIVING DEVELOPMENT, INC LIBER 11947 PAGE: 39

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SHAPE, SIZE AND WEIGHT REQUIREMENTS FOR FENCE POSTS AND RAILS			
ITEM	SHAPE	OUTSIDE DIMENSIONS INCHES	WEIGHT LBS./LIN. FT.
**	ROUND	2.375	3.65
TERMINAL POSTS	*ROUND	2.375	3.12
LINE POSTS	ROUND	1.90	2.72
TOP & BRACE RAILS	*ROUND	1.66	2.27
	ROUND	1.66	1.84

* GRADE B HIGH STRENGTH STEEL
** INCLUDES END, CORNER, ANGLE, INTERSECTION AND INTERMEDIATE BRACED POSTS

GATE FRAME SIZE AND WEIGHT		
GATE FRAME	OUTSIDE DIMENSIONS INCHES	WEIGHT LBS./LIN. FT.
ROUND	1.66	2.27
*ROUND	1.66	1.84

* GRADE B HIGH STRENGTH STEEL

GATE POST SIZE AND WEIGHT		
GATE LEAF WIDTH OF 6 FT. OR LESS	OUTSIDE DIMENSIONS INCHES	WEIGHT LBS./LIN. FT.
ROUND	2.875	5.79
*ROUND	2.875	4.64

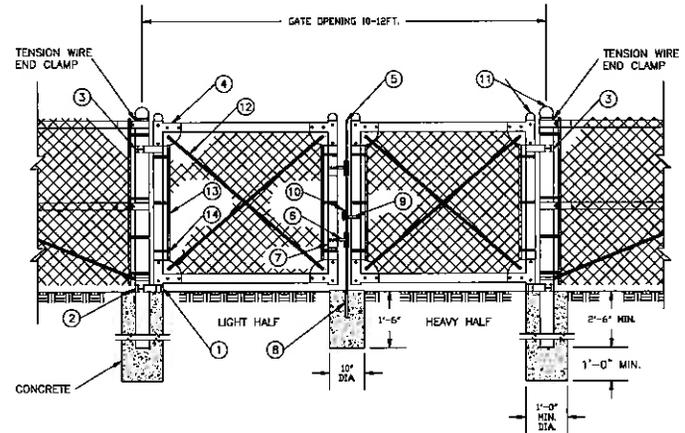
* GRADE B HIGH STRENGTH STEEL

CONSTRUCTION NOTES

- MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
- ALL POSTS SHALL BE INSTALLED VERTICALLY. WHERE POSTS ARE INSTALLED ON AN INCLINED SURFACE, THE ANGLE OF THE POST SHALL BE ADJUSTED SO THAT THE POST WILL BE VERTICAL.
- THE FENCING SHALL BE #9 GAGE FENCE FABRIC, STANDARD 2-INCH CHAIN LINK DIAMOND MESH.

CHAIN LINK FENCE INSTALLED IN EARTH

SCALE: N.T.S.



GATE DETAIL

LEGEND

PART NO.	DESCRIPTION	QUANTITY
1	STRAIGHT PLUG	2
2	BOTTOM HINGE	2
3	TOP HINGE	2
4	CORNER ELBOW	8
5	PLUNGER ROD	1
6	LATCH FORK	2
7	FORK CATCH	2
8	PLUNGER ROD CATCH	1
9	LOCK KEEPER GUIDE	1
10	LOCK KEEPER	1
11	ORNAMENTAL TOPS	6
12	TRUSS RODS	4
13	STRETCHER BAR	4
14	HOOK BOLTS	12

NOTE:
THE FENCING SHALL BE #9 GAGE FENCE FABRIC, STANDARD 2-INCH CHAIN LINK DIAMOND MESH.

CHAIN LINK FENCE WITH VEHICLE GATE INSTALLED IN EARTH

SCALE: N.T.S.

REVISIONS				
NO.	DATE	DESCRIPTION	BY	APP.
1	1/4/2019	PILE BLOCK LOG	DAV	
2	8/12/2019	PILE BLOCK	P.O.V.	

LEGEND

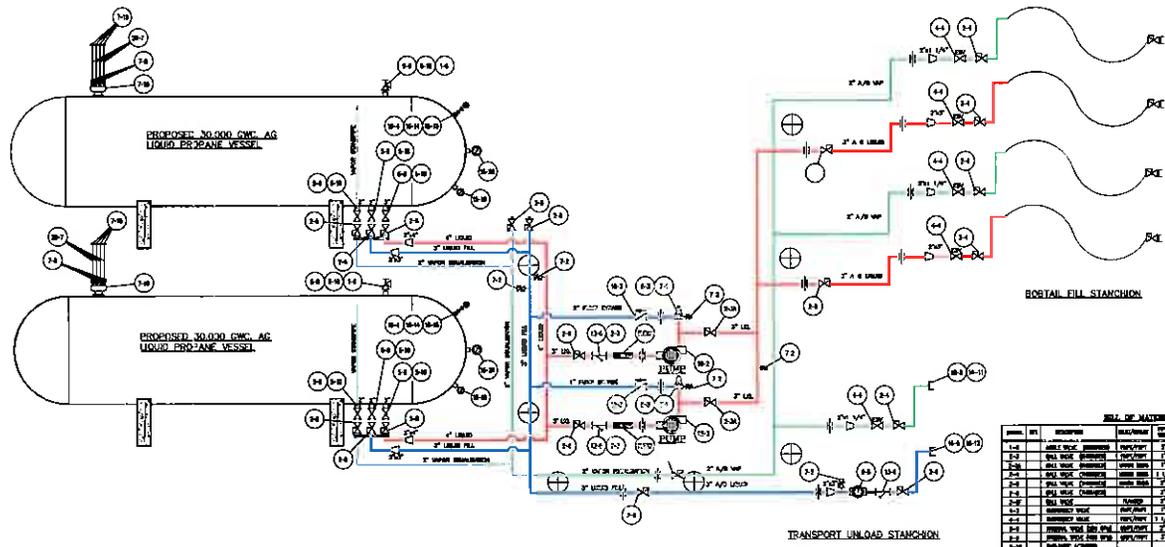
Alliance
Environmental Group
An E.W. Webb Company

100 JEFFERSON BLVD, STE 200-HAMMOND, RI 02888
17 ERIE BLVD-ALBANY, NY 12204
PHONE 401-732-7920 FAX 401-732-7920
WWW.ALLIANCEENVIRONMENTALGROUP.COM

13 Services, LLC 400 Amherst Street, Suite 302 Hamden, NH 03063	Phone: (978) 207-1100 Fax: (978) 207-1843 Email: info@13-sec.com				
DATE	CHECKED	APPROVED	SCALE	PROJECT NO.	DRAWING NUMBER
BY	DATE		AS NOTED	2804	C105
DATE	10/18/18				

DETAILS

ACTION FUEL
16 ROUTE 6N (MAHOPAC)
CARMEL, NY



- GENERAL NOTES:**
- 1.) ALL PIPING TO BE ASTM A53 OF ASTM 109 WELDED OR SEAMLESS CARBON STEEL PIPE.
 - 2.) ALL TEES, ELBOWS, COUPLERS, UNIONS, ETC. WILL BE EXTRA HEAVY FORGED STEEL WHEN INSTALLED ON HIGH PRESSURE SERVICE OPERATING AT GREATER THAN 125 PSIG OR WELDED STEEL WHEN INSTALLED ON LOW PRESSURE SERVICE OPERATING AT LESS THAN 125 PSIG.
 - 3.) ALL FLANGES (150 LB. LOW PRESSURE/300 LB. HIGH PRESSURE) SHALL BE DESIGN FOR A PRESSURE RATING EQUAL TO OR GREATER THAN THE HIGHEST WORKING PRESSURE OF THE PIPING SERVICE FOR WHICH THEY ARE INSTALLED.
 - 4.) ALL (LOW PRESSURE) LEGS AND WAGON SERVICE PIPING OPERATING AT GREATER THAN 125 PSIG WILL BE SCHEDULE 40 WHEN WELDED AND/OR THICKEND.
 - 5.) ALL (LOW PRESSURE) WAGON SERVICE PIPING OPERATING AT LESS THAN 125 PSIG WILL BE SCHEDULE 40 WHEN WELDED AND/OR THICKEND.

PROCESS & INSTRUMENTATION DIAGRAM
SCALE: N.T.S.

BILL OF MATERIAL

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1-1	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL
1-2	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL
1-3	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL
1-4	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL
1-5	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL
1-6	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL
1-7	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL
1-8	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL
1-9	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL
1-10	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL
1-11	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL
1-12	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL
1-13	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL
1-14	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL
1-15	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL
1-16	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL
1-17	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL
1-18	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL
1-19	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL
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1-98	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL
1-99	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL
1-100	PIPE 1/2" DIA. SCH. 40	100	FT.	STEEL

P&ID "PROPOSED" DIAGRAM

REVISIONS NO. DATE DESCRIPTION BY 1 12/12/2011 (P&ID) TIME BLOCK R.D.V.		LEGEND P&ID - PROCESS AND INSTRUMENTATION DIAGRAM	 100 JEFFERSON BLVD, STE 220 - WARREN, RI 02886 17 ERE BLVD - ALBANY, NY 12204 PHONE 401-932-7800 FAX 401-932-7800 WWW.ALLIANCEENVIRONMENTALGROUP.COM	 3S Services, LLC 400 America Street Suite 302 Hopkinton, MA 01033 Phone: (978) 907-1100 Fax: (978) 907-1943 Email: info@3s-usa.com	P&ID PLAN ACTION FUEL 18 ROUTE 6N (MAHOPAC) CARMEL, NY 10541 SCALE: AS NOTED PROJECT NO.: 2604 DRAWN: [] CHECKED: [] APPROVED: [] DATE: 10/15/15
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85.16-1-1
Vincent Bottalico
1568 W 8th St
Brooklyn, NY 11204

85.16-1-13
Richard Flynn
15 Pine Tree Ln
Mahopac, NY 10541

85.16-1-20
Carmine Boniello
16 Route 6N
Mahopac, NY 10541

85.16-1-20
Jennick Property Management
850 Peekskill Hollow Rd
Putnam Valley, NY 10579

85.16-1-19
Lisa Wilke
20 Rt 6N
Mahopac, NY 10541

85.16-1-14
Salvatore Serio
21 Pine Tree Ln
Mahopac, NY 10541

85.16-1-3
Black Mountain Properties LLC
c/o SJS Management Corp
767 Third Ave Ste 31A
New York, NY 10017

85.16-1-17
Elfi Marie Zilempe
26 Pine Tree Ln 4D
Mahopac, NY 10541

85.16-1-16
Joe Cruz
30 Pine Tree Ln
Mahopac, NY 10541

85.16-1-16
Salvatore N Serio
21 Pine Tree Ln
Mahopac, NY 10541

85.16-1-16
The Bank of New York Mellon
525 William Penn
Pittsburgh, PA 15259

85.16-1-15
Steven Mastroianni
31 Pine Tree Ln
Mahopac, NY 10541

85.16-1-12
Marcello Mancini
36 Rte 6N
Mahopac, NY 10541

85.16-1-11
40 Route 6N LLC
40 Rt 6N
Mahopac, NY 10541

85.16-1-4
Thomas Levanti
41 Rte 6N
Mahopac, NY 10541

85.16-1-10
John Dondero
44 Rte 6N
Mahopac, NY 10541

85.16-1-10
Peter Geoghogan
44 Rt 6N
Mahopac, NY 10541

85.16-1-9
Lawrence Miller
48 Rt 6N
Mahopac, NY 10541

85.16-1-2
Americo Crecco
19 Hillside Ter
Mahopac, NY 10541

THIS IS TO CERTIFY THAT THIS IS A TRUE COPY
OF THE RECORD ON FILE WITH THE TOWN OF CARMEL

Amy Spofford
TOWN CLERK

10.17.2018
DATE

Appendix B – Site Completeness Certification Form



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



All Site Plans submitted to the Planning Board for review shall include the following information and details, as set forth in Section 156-61 B of the Town of Carmel Zoning Ordinance.

This form shall be included with the site plan submission

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
8	The location of all existing and proposed easements	N/A <input type="checkbox"/> ✓	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	N/A <input type="checkbox"/> ✓	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	N/A <input type="checkbox"/> ✓	<input type="checkbox"/>
14	Proposed signage	N/A <input type="checkbox"/> ✓	<input type="checkbox"/>
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input checked="" type="checkbox"/>	<input type="checkbox"/>

need on drawing
 PG
 3/13/19
 PG
 3/21/19

need to show on drawing
 PG
 3/13/19
 PG
 3/21/19

need to show on drawing
 PG
 3/13/19
 PG
 3/21/19



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



	Requirement Data	To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	N/A <input type="checkbox"/> ✓	<input type="checkbox"/>
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	N/A <input type="checkbox"/> ✓	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>

Applicants Certification (to be completed by the licensed professional preparing the site plan:

I Thomas B. Hevner hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:



Thomas B. Hevner
Signature - Applicant

2-15-19
Date

Professionals Seal

Walter Dato
Signature - Owner

2-7-19
Date



**TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM**



Town Certification (to be completed by the Town)

I _____ hereby confirm that the site plan meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Rose Yonkette
Signature - Planning Board Secretary

3/21/19
Date

Brian DDA
Signature - Town Engineer

3/21/19
Date

Appendix C – Disclosure Addendum Statement

TOWN OF CARMEL PLANNING BOARD

60 MCALPIN AVENUE, MAHOPAC, NY 10541 - 845-628-1500 - FAX 845-628-7085

DISCLOSURE ADDENDUM STATEMENT TO APPLICATION, PETITION & REQUEST

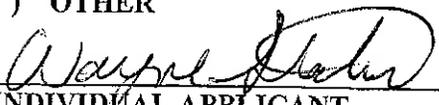
Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and Penal Provisions thereof as well, the undersigned applicant states that no State officer, Officer, or Employee of the Town of Carmel, or of the County of Putnam, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

- NONE
- NAMES: ADDRESSES: RELATIONSHIP OR INTEREST
(FINANCIAL OR OTHERWISE)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following board or office or political subdivision of the Town of Carmel.

- | | |
|---|---|
| <input type="checkbox"/> CARMEL TOWN BOARD | <input type="checkbox"/> ZONING ENFORCEMENT OFFICER |
| <input type="checkbox"/> ZONING BOARD OF APPEALS | <input type="checkbox"/> ARCHITECTURAL REVIEW BOARD |
| <input type="checkbox"/> BUILDING INSPECTOR | <input type="checkbox"/> ENVIRONMENTAL CONSERVATION BOARD |
| <input checked="" type="checkbox"/> CARMEL PLANNING BOARD | <input type="checkbox"/> OTHER |

DATED: 2/7/19


INDIVIDUAL APPLICANT

CORPORATE APPLICANT

Appendix D – Copy of Current Deed

Appendix E – Short Environmental Assessment Form

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 -- Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 -- Project and Sponsor Information			
Name of Action or Project: Action Fuel Propane Facility			
Project Location (describe, and attach a location map): 16 Route 6N, Mahopac, NY 10541			
Brief Description of Proposed Action: Installation of two (2) 30,000-gallon capacity above ground liquid propane storage tanks on pre-cast concrete piers; Installation of two (2) Bobtail fill stanchions, including all necessary piping, valves, pumps and other appurtenances; and, Installation of one (1) Transport unload stanchion including all necessary piping, valves and other appurtenances.			
Name of Applicant or Sponsor: Mr. Wayne Staten, Applicant		Telephone: 914-804-0077 E-Mail: wps926@gmail.com	
Address: 29 Secor Road			
City/PO: Mahopac		State: NY	Zip Code: 10541
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Carmel Wetlands Permit; Site Plan Application for Town of Carmel		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		4.72 acres	
b. Total acreage to be physically disturbed?		0.7 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.72 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Not applicable to the project _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Potable water source (private well) already exists at the Site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ A private wastewater system already exists at the Site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO YES

16. Is the project site located in the 100-year flood plan?

NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes,

NO YES

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
If Yes, explain the purpose and size of the impoundment:

NO YES

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
If Yes, describe:

NO YES

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
If Yes, describe:

NO YES

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Wayne State

Date: 2/7/13

Signature: Claudia Staton

Title: owner

PRINT FORM

Appendix F – EDR, Inc. Data Base Report



Actions Fuels

16 6N

Mahopac, NY 10541

Inquiry Number: 5452525.8

October 15, 2018



The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

10/15/18

Site Name:

Actions Fuels
16 6N
Mahopac, NY 10541
EDR Inquiry # 5452525.8

Client Name:

Alliance Environmental Group
100 Jefferson Boulevard
Warwick, RI 02888
Contact: Tom Hevner



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2017	1"=500'	Flight Year: 2017	USDA/NAIP
2013	1"=500'	Flight Year: 2013	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1994	1"=500'	Acquisition Date: April 20, 1994	USGS/DOQQ
1992	1"=1000'	Flight Date: June 16, 1992	USGS
1989	1"=500'	Flight Date: April 20, 1989	NYDOT
1985	1"=500'	Flight Date: March 16, 1985	USDA
1974	1"=500'	Flight Date: October 24, 1974	USDA
1958	1"=500'	Flight Date: August 05, 1958	USGS
1954	1"=500'	Flight Date: April 29, 1954	Jack
1941	1"=500'	Flight Date: October 20, 1941	USGS

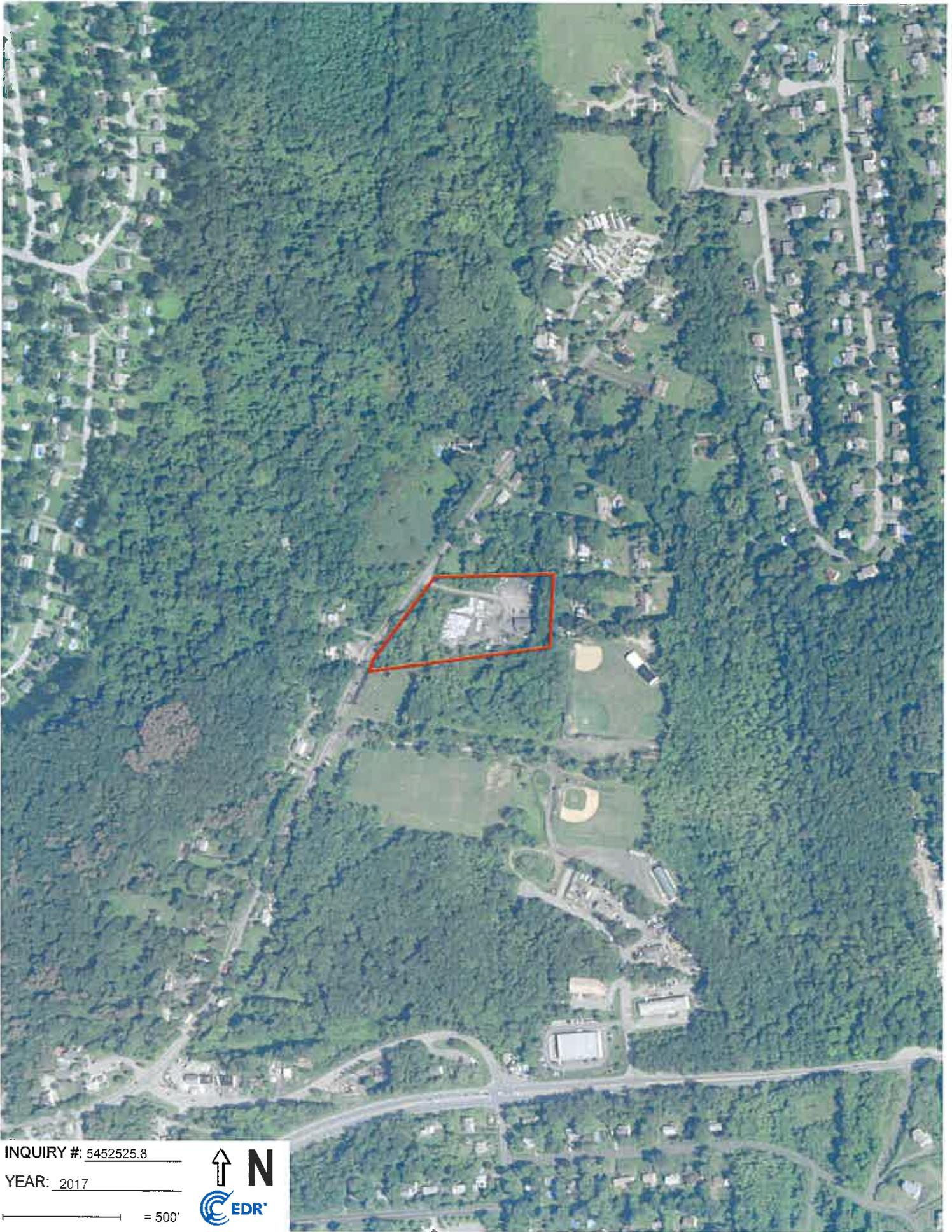
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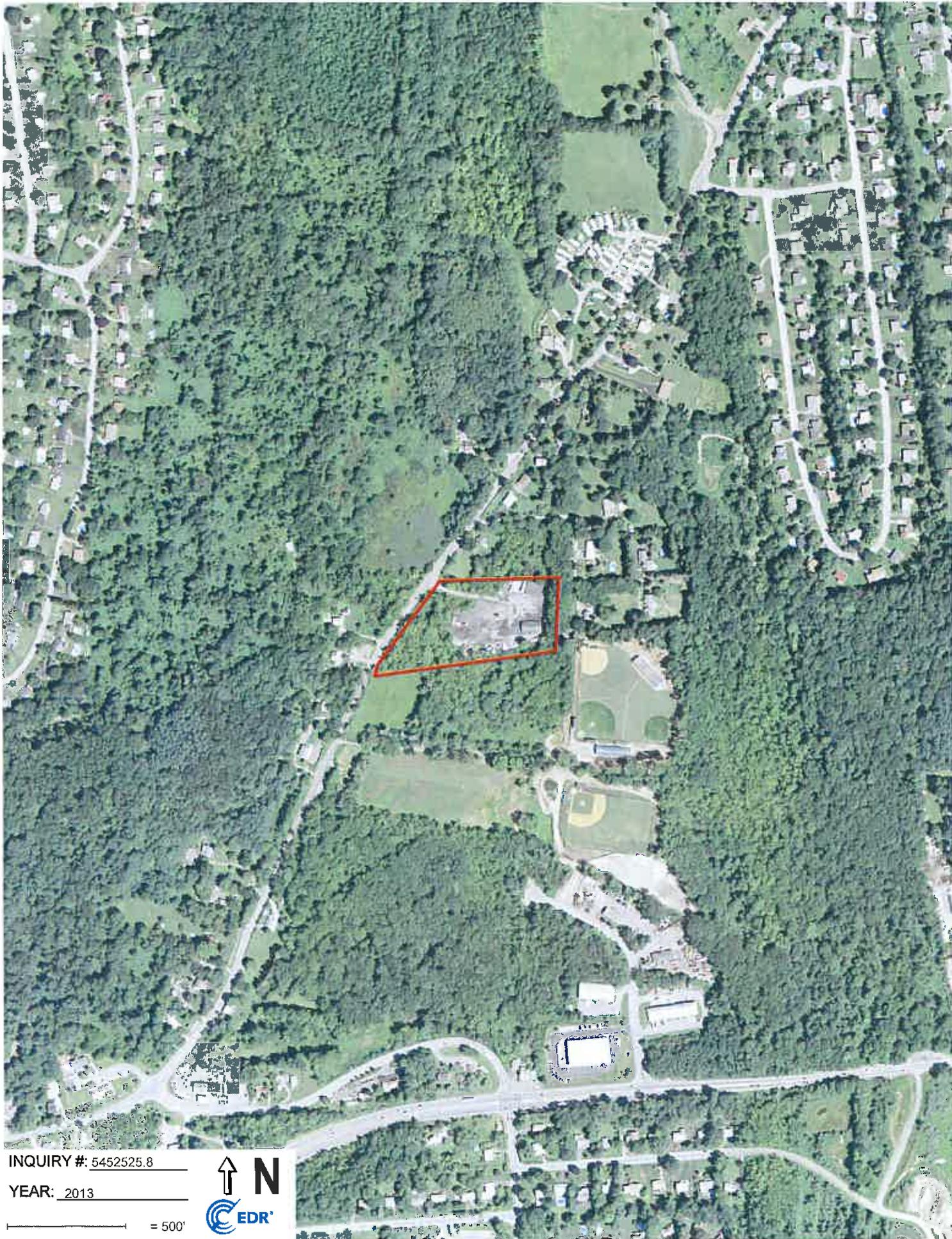


INQUIRY #: 5452525.8

YEAR: 2017

— = 500'





INQUIRY #: 5452525.8

YEAR: 2013

— = 500'





INQUIRY #: 5452525.8

YEAR: 2009

— = 500'





INQUIRY #: 5452525.8

YEAR: 2006

 = 500'





INQUIRY #: 5452525.8

YEAR: 1994

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 5452525.8

YEAR: 1992

— = 1000'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 5452525.8

YEAR: 1989

————— = 500'





INQUIRY #: 5452525.8

YEAR: 1985

— = 500'





INQUIRY #: 5452525.8

YEAR: 1974

— = 500'





INQUIRY #: 5452525.8

YEAR: 1958

— = 500'





INQUIRY #: 5452525.8

YEAR: 1954

— = 500'





INQUIRY #: 5452525.8

YEAR: 1941

 = 500'



Actions Fuels

16 6N

Mahopac, NY 10541

Inquiry Number: 5452525.2s

October 15, 2018

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

16 6N
MAHOPAC, NY 10541

COORDINATES

Latitude (North): 41.3424050 - 41° 20' 32.65"
Longitude (West): 73.7866170 - 73° 47' 11.82"
Universal Transverse Mercator: Zone 18
UTM X (Meters): 601521.2
UTM Y (Meters): 4577266.0
Elevation: 443 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 5940143 MOHEGAN LAKE, NY
Version Date: 2013

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20150610
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
16 6N
MAHOPAC, NY 10541

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	CTI BULK TRANSPORT	16 ROUTE 6N	AST		TP
2	CARRUS RESIDENCE	11 RT. 6N	LTANKS	Higher	47, 0.009, West
3	PETROLEUM PRESTIGE	22 ROUTE 6N	EDR Hist Auto	Higher	222, 0.042, North
4	SHULL RESIDENCE	RT 6N	NY Spills	Higher	340, 0.064, NNE
A5	KAVANAUGH	116 CAREY ST	LTANKS, NY Spills	Higher	1052, 0.199, ENE
A6	MILANO RESIDENCE	110 CAREY ST	LTANKS	Higher	1080, 0.205, ENE
A7	ONEIL HOME	111 CAREY STREET	LTANKS	Higher	1097, 0.208, ENE
B8	HILL	129 CAREY ST	LTANKS	Higher	1191, 0.226, ENE
B9	N/F: DIBATTISTA RES.	135 CAREY STREET	LTANKS	Higher	1264, 0.239, NE
C10	RESIDENCE	98 CAREY ST	LTANKS	Higher	1336, 0.253, East
11	KOCOEIC HOME	25 TROUT PLACE	LTANKS	Higher	1343, 0.254, West
C12	DELAURA	96 CAREY ST	LTANKS	Higher	1355, 0.257, ENE
13	LICHODOLIK	150 CAREY ST	LTANKS	Higher	1463, 0.277, NE
14	RESIDENTIAL	28 PIKE PL	LTANKS	Higher	1729, 0.327, West
15	JOHNSON	15 GREEN LANE	LTANKS	Higher	1754, 0.332, NE
16	DUERR RESIDENCE	54 CAREY ST	LTANKS	Higher	1755, 0.332, NE
17	ORTIZ	18 PIKE PLACE	LTANKS	Higher	1865, 0.353, WNW
18	STEVES RESIDENCE	304 OSCEOLA ROAD	LTANKS	Higher	2101, 0.398, WSW
19	MALANDRUCCOLO RES.	24 BONIELLO DR	LTANKS	Higher	2210, 0.419, NE
20	RAFFAELLE STABILE	87 GAY RIDGE RD	LTANKS	Higher	2225, 0.421, SSE
D21	PRIVATE RESIDENCE	4 RICHARD STREET	LTANKS	Higher	2235, 0.423, NNE
D22	CIRIGILIANO HOME	2 RICHARD STREET	LTANKS	Higher	2287, 0.433, NE
E23	PRIVATE RESIDENCE	120 JENNIFER COURT	LTANKS	Higher	2403, 0.455, South
E24	BANK OWNED HOUSE	120 JENNIFER COURT	LTANKS	Higher	2403, 0.455, South
25	SPILL NUMBER 0003940	3894 WOOD ST	LTANKS	Higher	2439, 0.462, WSW
F26	THIELE	20 HILL TOP DR	LTANKS	Higher	2448, 0.464, ENE
27	PRIVATE HOME - TTF	335 MOUNTAIN RD	LTANKS	Higher	2457, 0.465, WSW
F28	MURPHY	21 HILLTOP DRIVE	LTANKS, NY Spills	Higher	2485, 0.471, ENE
29	KAREN RAO	14 WOOD ST	LTANKS	Higher	2517, 0.477, West
30	LONG HOME	6 WINDSOR ROAD	LTANKS	Higher	2538, 0.481, ESE
G31	PANELLA RESIDENCE	105 JENNIFER COURT	LTANKS	Higher	2585, 0.490, South
32	FRANK FEMIA	31 ARCHER ROAD	LTANKS	Higher	2586, 0.490, NNE
G33	HEMERY RESIDENCE	95 JENNIFER COURT	LTANKS	Higher	2592, 0.491, SSE
34	RESIDENCE	77 JENNIFER COURT	LTANKS	Higher	2609, 0.494, SSE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 8 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
CTI BULK TRANSPORT 16 ROUTE 6N MAHOPAC, NY 10541	AST Database: AST, Date of Government Version: 09/25/2018 Facility Id: 3-602457	N/A

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing
SEMS..... Superfund Enterprise Management System

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

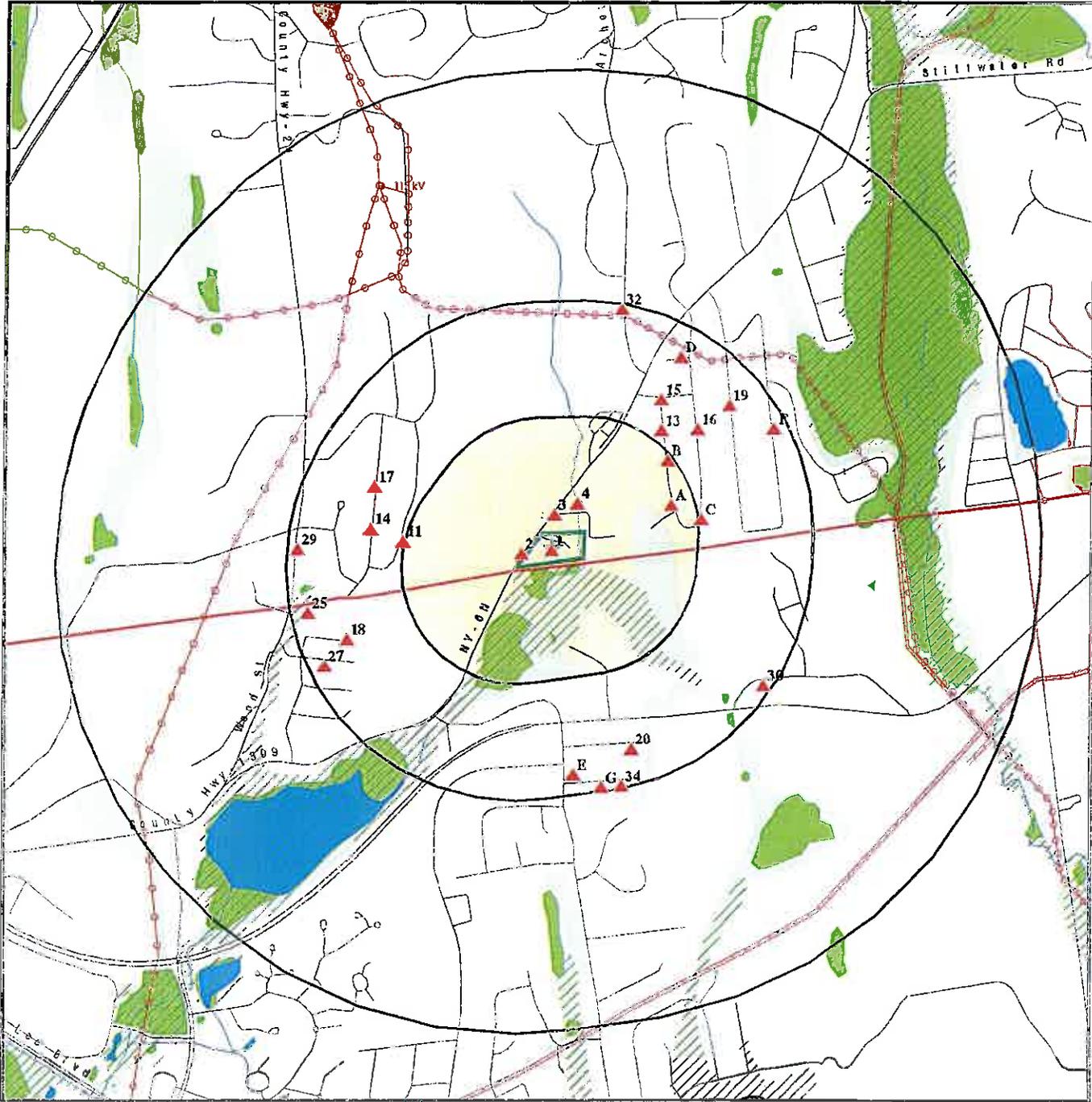
Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG..... RCRA - Large Quantity Generators

OVERVIEW MAP - 5452525.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

County Boundary

Power transmission lines

Pipelines

100-year flood zone

500-year flood zone

National Wetland Inventory

State Wetlands

Upgradient Area

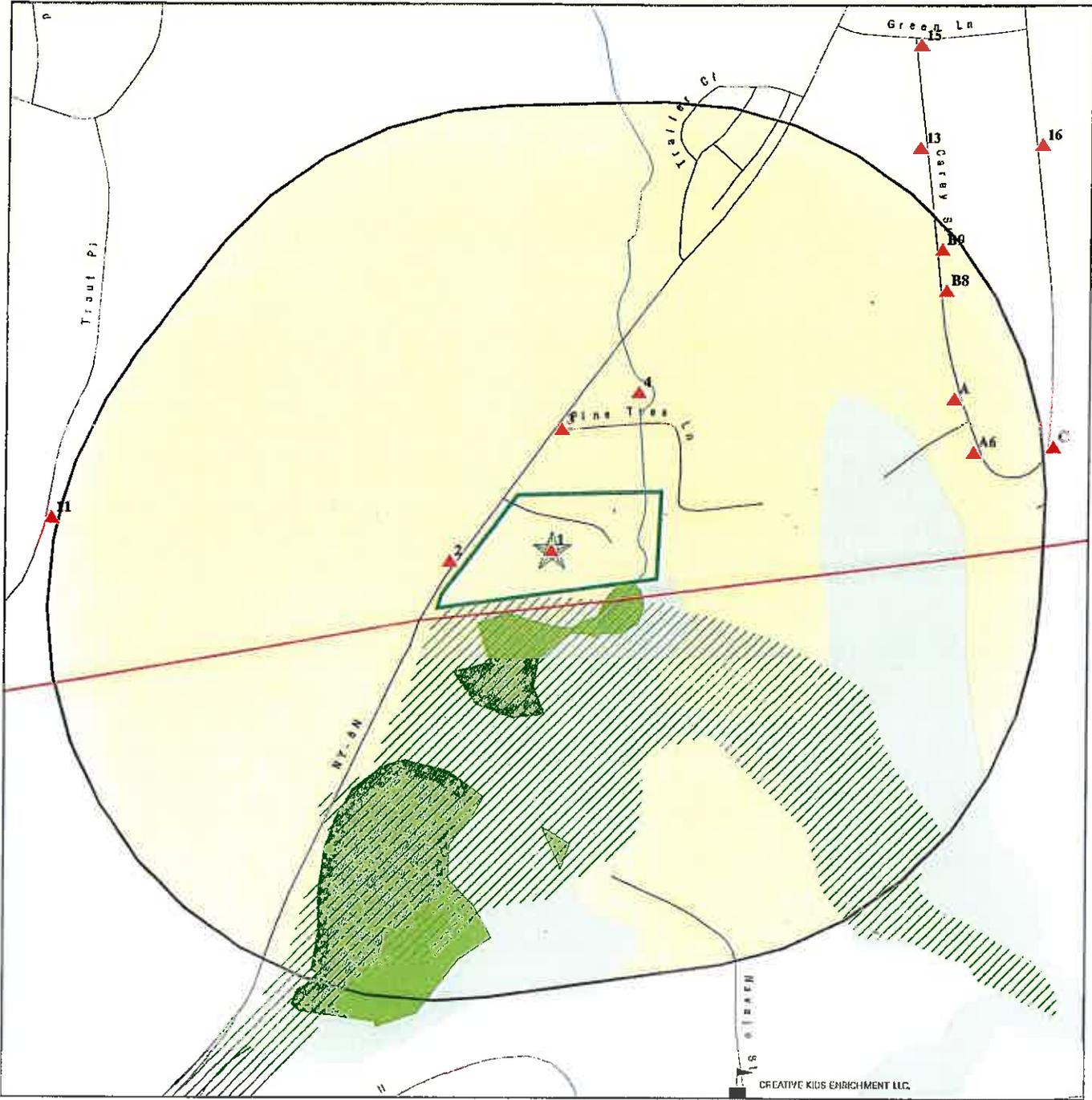
0 1/4 1/2 1 Miles

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Actions Fuels
 ADDRESS: 16 6N
 Mahopac NY 10541
 LAT/LONG: 41.342405 / 73.786617

CLIENT: Alliance Environmental Group
 CONTACT: Tom Hevner
 INQUIRY #: 5452525.2s
 DATE: October 15, 2018 8:35 am

DETAIL MAP - 5452525.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- County Boundary
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Actions Fuels
 ADDRESS: 16 6N
 Mahopac NY 10541
 LAT/LONG: 41.342405 / 73.786617

CLIENT: Alliance Environmental Group
 CONTACT: Tom Hevnér
 INQUIRY #: 5452525.2s
 DATE: October 15, 2018 8:36 am

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	TP		NR	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal Institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
SHWS	1.000		0	0	0	0	NR	0
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
INDIAN LUST	0.500		0	0	0	NR	NR	0
LTANKS	0.500		1	5	25	NR	NR	31
HIST LTANKS	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
UST	0.250		0	0	NR	NR	NR	0
CBS UST	0.250		0	0	NR	NR	NR	0
MOSF UST	0.500		0	0	0	NR	NR	0
CBS	0.250		0	0	NR	NR	NR	0
MOSF	0.500		0	0	0	NR	NR	0
AST	0.250	1	0	0	NR	NR	NR	1
CBS AST	0.250		0	0	NR	NR	NR	0
MOSF AST	0.500		0	0	0	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
TANKS	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
RES DECL	0.125		0	NR	NR	NR	NR	0
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ERP	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWTIRE	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
DEL SHWS	1.000		0	0	0	0	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
HIST UST	0.250		0	0	NR	NR	NR	0
HIST AST	TP		NR	NR	NR	NR	NR	0
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
NY Spills	0.125		1	NR	NR	NR	NR	1
NY Hist Spills	0.125		0	NR	NR	NR	NR	0
SPILLS 90	0.125		0	NR	NR	NR	NR	0
SPILLS 80	0.125		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
E DESIGNATION	0.125		0	NR	NR	NR	NR	0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

1
Target
Property

CTI BULK TRANSPORT
16 ROUTE 6N
MAHOPAC, NY 10541

AST **A100433742**
N/A

Actual:
443 ft.

AST:

Region: STATE
DEC Region: 3
Site Status: Active
Facility Id: 3-602457
Program Type: PBS
UTM X: 601593.29865
UTM Y: 4577473.25678
Expiration Date: 12/28/2021
Site Type: Trucking/Transportation/Fleet Operation

Affiliation Records:

Site Id: 537845
Affiliation Type: Facility Owner
Company Name: CTI BULK TRANSPORT CORP.
Contact Type: Not reported
Contact Name: Not reported
Address1: 16 ROUTE 6N
Address2: Not reported
City: MAHOPAC
State: NY
Zip Code: 10541
Country Code: 001
Phone: (845) 526-2002
EMail: Not reported
Fax Number: Not reported
Modified By: ELMOORE
Date Last Modified: 2017-01-12

Site Id: 537845
Affiliation Type: Mail Contact
Company Name: CTI BULK TRANSPORT CORP.
Contact Type: Not reported
Contact Name: Not reported
Address1: 16 ROUTE 6N
Address2: Not reported
City: MAHOPAC
State: NY
Zip Code: 10541
Country Code: 001
Phone: (845) 526-2002
EMail: Not reported
Fax Number: Not reported
Modified By: ELMOORE
Date Last Modified: 2017-01-12

Site Id: 537845
Affiliation Type: Facility Operator
Company Name: CTI BULK TRANSPORT
Contact Type: Not reported
Contact Name: CTI BULK TRANSPORT
Address1: Not reported
Address2: Not reported
City: Not reported
State: NY
Zip Code: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CTI BULK TRANSPORT (Continued)

A100433742

Country Code: 001
Phone: (845) 526-2002
EMail: Not reported
Fax Number: Not reported
Modified By: ELMOORE
Date Last Modified: 2017-01-12

Tank Info:

Tank Number: 1
Tank Id: 266329

Equipment Records:

A00 - Tank Internal Protection - None
B01 - Tank External Protection - Painted/Asphalt Coating
K00 - Spill Prevention - None
C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None
E00 - Piping Secondary Containment - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
G00 - Tank Secondary Containment - None
J00 - Dispenser - None
D00 - Pipe Type - No Piping
L00 - Piping Leak Detection - None

Tank Location: 3
Tank Type: Steel/Carbon Steel/Iron
Tank Status: In Service
Pipe Model: Not reported
Install Date: Not reported
Capacity Gallons: 275
Tightness Test Method:
Date Test: Not reported
Next Test Date: Not reported
Date Tank Closed: Not reported
Register: True
Modified By: BHYUKOWE
Last Modified: 04/14/2017
Material Name: waste oil/used oil

Tank Number: 2
Tank Id: 266330

Equipment Records:

F00 - Pipe External Protection - None
C00 - Pipe Location - No Piping
G00 - Tank Secondary Containment - None
K00 - Spill Prevention - None
A00 - Tank Internal Protection - None
B01 - Tank External Protection - Painted/Asphalt Coating
E00 - Piping Secondary Containment - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
J00 - Dispenser - None
L00 - Piping Leak Detection - None
D00 - Pipe Type - No Piping

Tank Location: 3

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Database(s)
EDR ID Number
EPA ID Number

CTI BULK TRANSPORT (Continued)

A100433742

Tank Type: Steel/Carbon Steel/Iron
Tank Status: In Service
Pipe Model: Not reported
Install Date: Not reported
Capacity Gallons: 4000
Tightness Test Method: -
Date Test: Not reported
Next Test Date: Not reported
Date Tank Closed: Not reported
Register: True
Modified By: BHYUKOWE
Last Modified: 04/14/2017
Material Name: diesel

Tank Number: 3
Tank Id: 266331

Equipment Records:

F00 - Pipe External Protection - None
C00 - Pipe Location - No Piping
G00 - Tank Secondary Containment - None
K00 - Spill Prevention - None
A00 - Tank Internal Protection - None
B01 - Tank External Protection - Painted/Asphalt Coating
H00 - Tank Leak Detection - None
I00 - Overfill - None
E00 - Piping Secondary Containment - None
J00 - Dispenser - None
L00 - Piping Leak Detection - None
D00 - Pipe Type - No Piping

Tank Location: 3
Tank Type: Steel/Carbon Steel/Iron
Tank Status: in Service
Pipe Model: Not reported
Install Date: Not reported
Capacity Gallons: 275
Tightness Test Method: -
Date Test: Not reported
Next Test Date: Not reported
Date Tank Closed: Not reported
Register: True
Modified By: BHYUKOWE
Last Modified: 04/14/2017
Material Name: #2 fuel oil (on-site consumption)

Tank Number: 4
Tank Id: 266332

Equipment Records:

J00 - Dispenser - None
E00 - Piping Secondary Containment - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
G00 - Tank Secondary Containment - None
C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

CTI BULK TRANSPORT (Continued)

A100433742

A00 - Tank Internal Protection - None
B01 - Tank External Protection - Painted/Asphalt Coating
K00 - Spill Prevention - None
D00 - Pipe Type - No Piping
L00 - Piping Leak Detection - None
3
Tank Location:
Tank Type: Steel/Carbon Steel/Iron
Tank Status: In Service
Pipe Model: Not reported
Install Date: Not reported
Capacity Gallons: 275
Tightness Test Method:
Date Test: Not reported
Next Test Date: Not reported
Date Tank Closed: Not reported
Register: True
Modified By: BHYUKOWE
Last Modified: 04/14/2017
Material Name: #2 fuel oil (on-site consumption)

Tank Number: 5
Tank Id: 266333

Equipment Records:

A00 - Tank Internal Protection - None
B01 - Tank External Protection - Painted/Asphalt Coating
K00 - Spill Prevention - None
C00 - Pipe Location - No Piping
F00 - Pipe External Protection - None
G00 - Tank Secondary Containment - None
J00 - Dispenser - None
E00 - Piping Secondary Containment - None
H00 - Tank Leak Detection - None
I00 - Overfill - None
D00 - Pipe Type - No Piping
L00 - Piping Leak Detection - None
3
Tank Location:
Tank Type: Steel/Carbon Steel/Iron
Tank Status: In Service
Pipe Model: Not reported
Install Date: Not reported
Capacity Gallons: 275
Tightness Test Method: -
Date Test: Not reported
Next Test Date: Not reported
Date Tank Closed: Not reported
Register: True
Modified By: BHYUKOWE
Last Modified: 04/14/2017
Material Name: waste oil/used oil

Tank Number: 6
Tank Id: 266334

Equipment Records:

C00 - Pipe Location - No Piping

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

CTI BULK TRANSPORT (Continued)

A100433742

F00 - Pipe External Protection - None
 E00 - Piping Secondary Containment - None
 H00 - Tank Leak Detection - None
 I00 - Overfill - None
 J00 - Dispenser - None
 G00 - Tank Secondary Containment - None
 A00 - Tank Internal Protection - None
 B01 - Tank External Protection - Painted/Asphalt Coating
 K00 - Spill Prevention - None
 D00 - Pipe Type - No Piping
 L00 - Piping Leak Detection - None

Tank Location: 3
 Tank Type: Steel/Carbon Steel/Iron
 Tank Status: In Service
 Pipe Model: Not reported
 Install Date: Not reported
 Capacity Gallons: 275
 Tightness Test Method: -
 Date Test: Not reported
 Next Test Date: Not reported
 Date Tank Closed: Not reported
 Register: True
 Modified By: BHYUKOWE
 Last Modified: 04/14/2017
 Material Name: waste oil/used oil

2
 West
 < 1/8
 0.009 mi.
 47 ft.

CARRUS RESIDENCE
 11 RT. 6N
 MAHOPAC, NY

LTANKS S102619695
 N/A

Relative:
 Higher
 Actual:
 445 ft.

LTANKS:
 Facility ID: 9101611
 Site ID: 299961
 Closed Date: 1991-05-10
 Spill Number: 9101611
 Spill Date: 1991-05-09
 Spill Cause: Tank Failure
 Spill Source: Private Dwelling
 Spill Class: Not reported
 Cleanup Ceased: 1991-03-30
 SWIS: 4000
 Investigator: dxtraver
 Referred To: Not reported
 Reported to Dept: 1991-05-10
 CID: Not reported
 Water Affected: Not reported
 Spill Notifier: Other
 Last Inspection: Not reported
 Recommended Penalty: False
 Meets Standard: True
 UST Involvement: False
 Remediation Phase: 0
 Date Entered In Computer: 1991-05-16
 Spill Record Last Update: 1992-01-24
 Spiller Name: Not reported
 Spiller Company: SAME

Actions Fuels

16 6N

Mahopac, NY 10541

Inquiry Number: 5452525.4

October 12, 2018

EDR Historical Topo Map Report

with QuadMatch™



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

10/12/18

Site Name:

Actions Fuels
16 6N
Mahopac, NY 10541
EDR Inquiry # 5452525.4

Client Name:

Alliance Environmental Group
100 Jefferson Boulevard
Warwick, RI 02888
Contact: Tom Hevner



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Alliance Environmental Group were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

P.O.#	2904-03	Latitude:	41.342405 41° 20' 33" North
Project:	i3 Services/Action Fuels	Longitude:	-73.786617 -73° 47' 12" West
		UTM Zone:	Zone 18 North
		UTM X Meters:	601518.42
		UTM Y Meters:	4577478.52
		Elevation:	442.01' above sea level

Maps Provided:

2013	1899
1981	1894
1956	1892
1947	
1946	
1941	
1936	
1901	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2013 Source Sheets



Mohegan Lake

7.5-minute, 24000

1981 Source Sheets



Mohegan Lake

7.5-minute, 24000
Aerial Photo Revised 1976

1956 Source Sheets



Mohegan Lake

7.5-minute, 24000
Aerial Photo Revised 1956

1947 Source Sheets



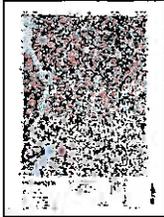
West Point

15-minute, 62500
Aerial Photo Revised 1946

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1946 Source Sheets



WEST POINT

15-minute, 50000

1941 Source Sheets



West Point

15-minute, 62500

1936 Source Sheets



West Point

15-minute, 48000

1901 Source Sheets



West Point

15-minute, 62500

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1899 Source Sheets



West Point

15-minute, 62500

1894 Source Sheets



West Point

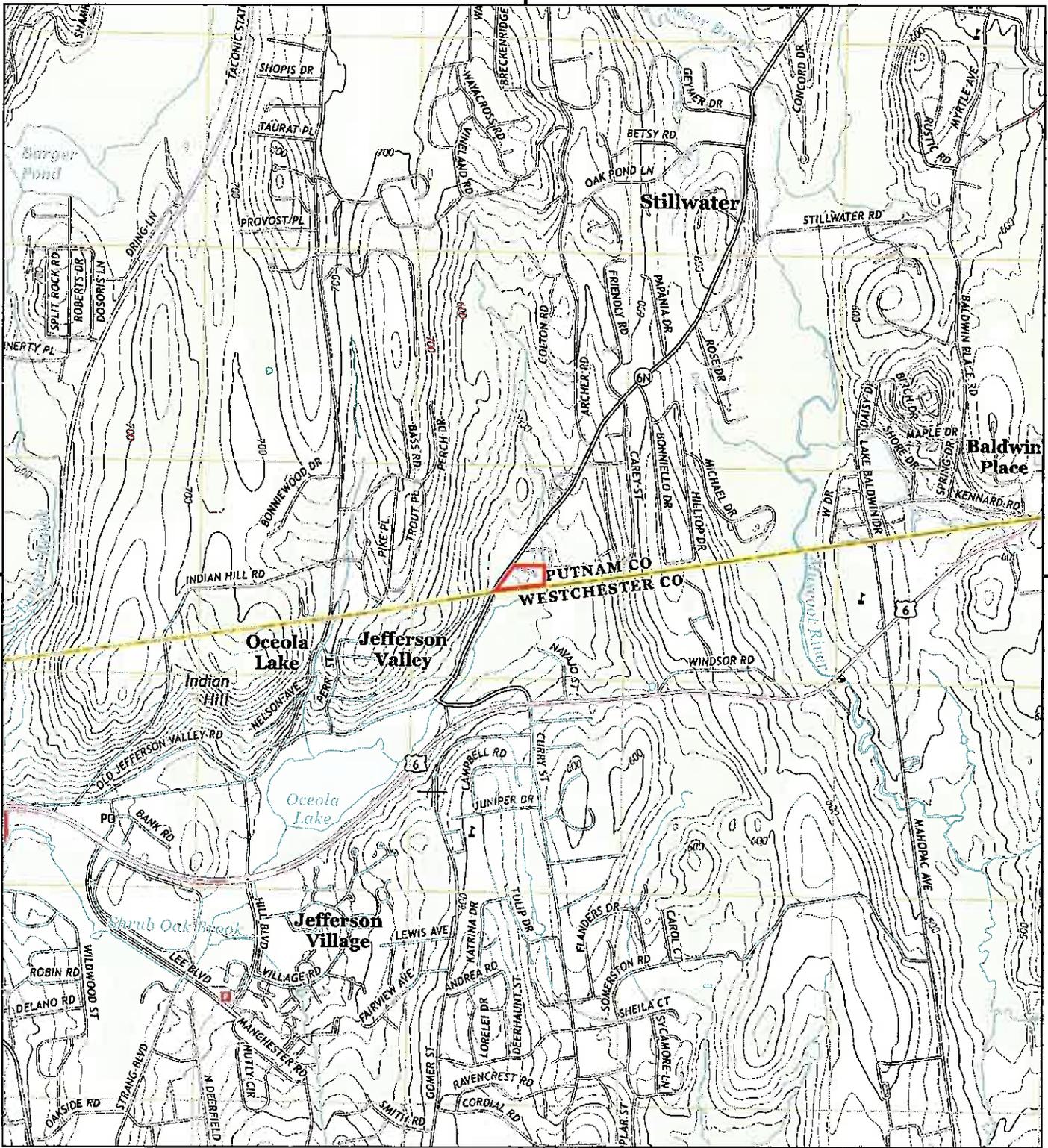
15-minute, 62500

1892 Source Sheets

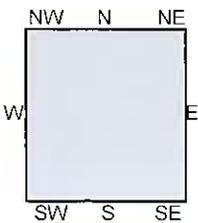


West Point

15-minute, 62500



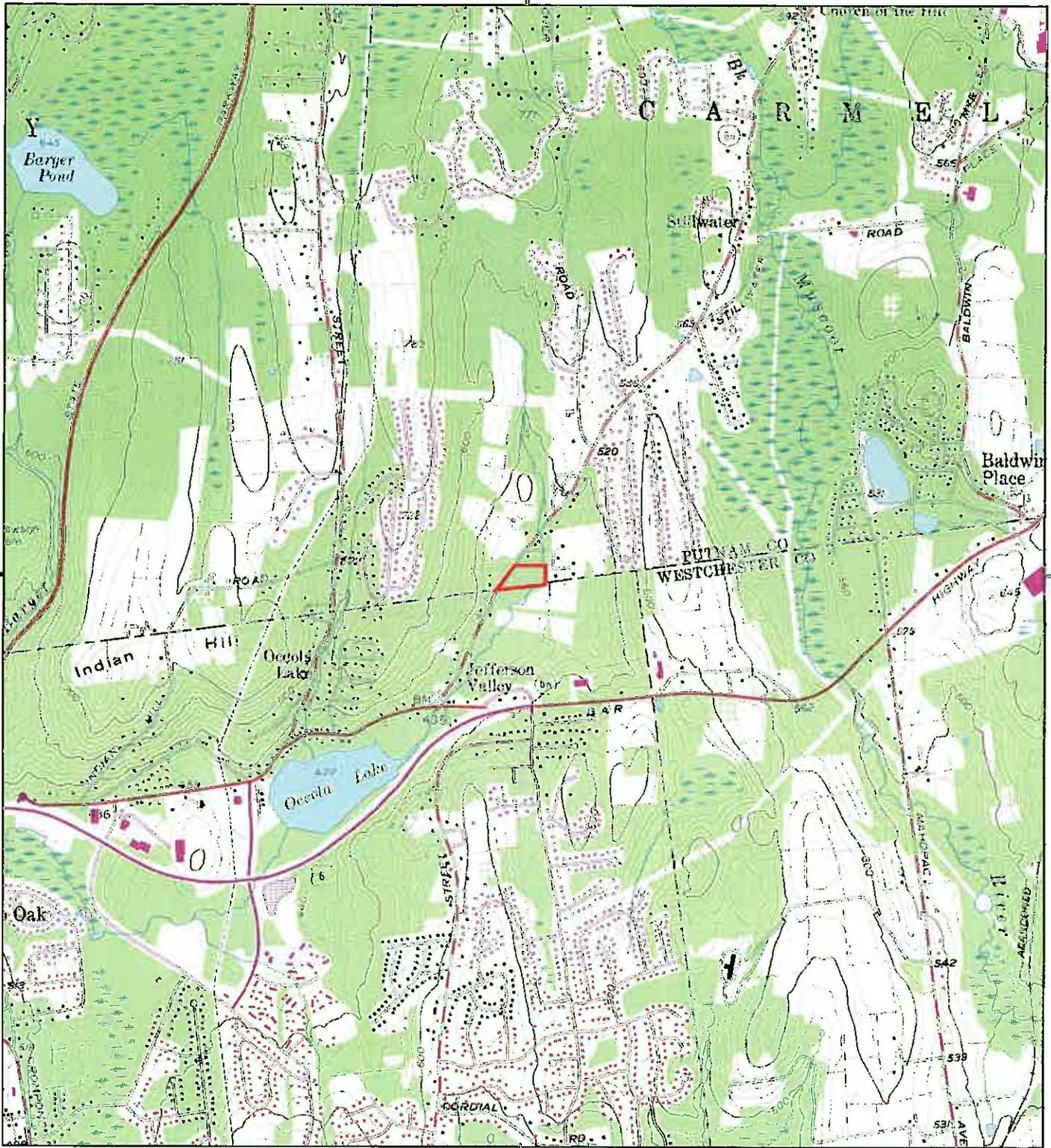
This report includes information from the following map sheet(s).



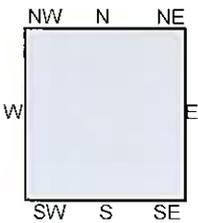
TP, Mohegan Lake, 2013, 7.5-minute

SITE NAME: Actions Fuels
 ADDRESS: 16 6N
 Mahopac, NY 10541
 CLIENT: Alliance Environmental Group





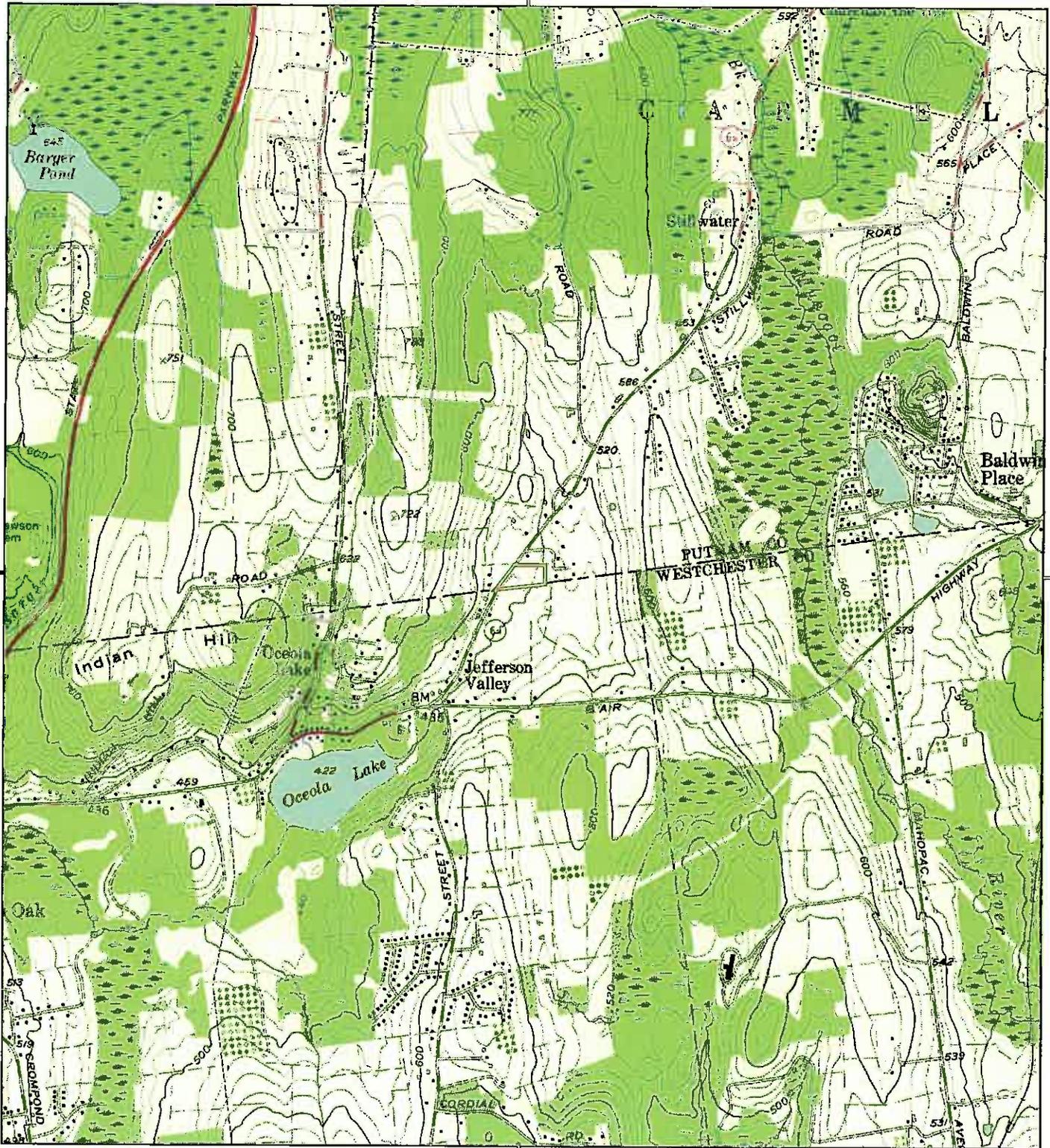
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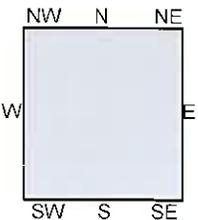
TP, Mohegan Lake, 1981, 7.5-minute

SITE NAME: Actions Fuels
 ADDRESS: 16 6N
 Mahopac, NY 10541
 CLIENT: Alliance Environmental Group





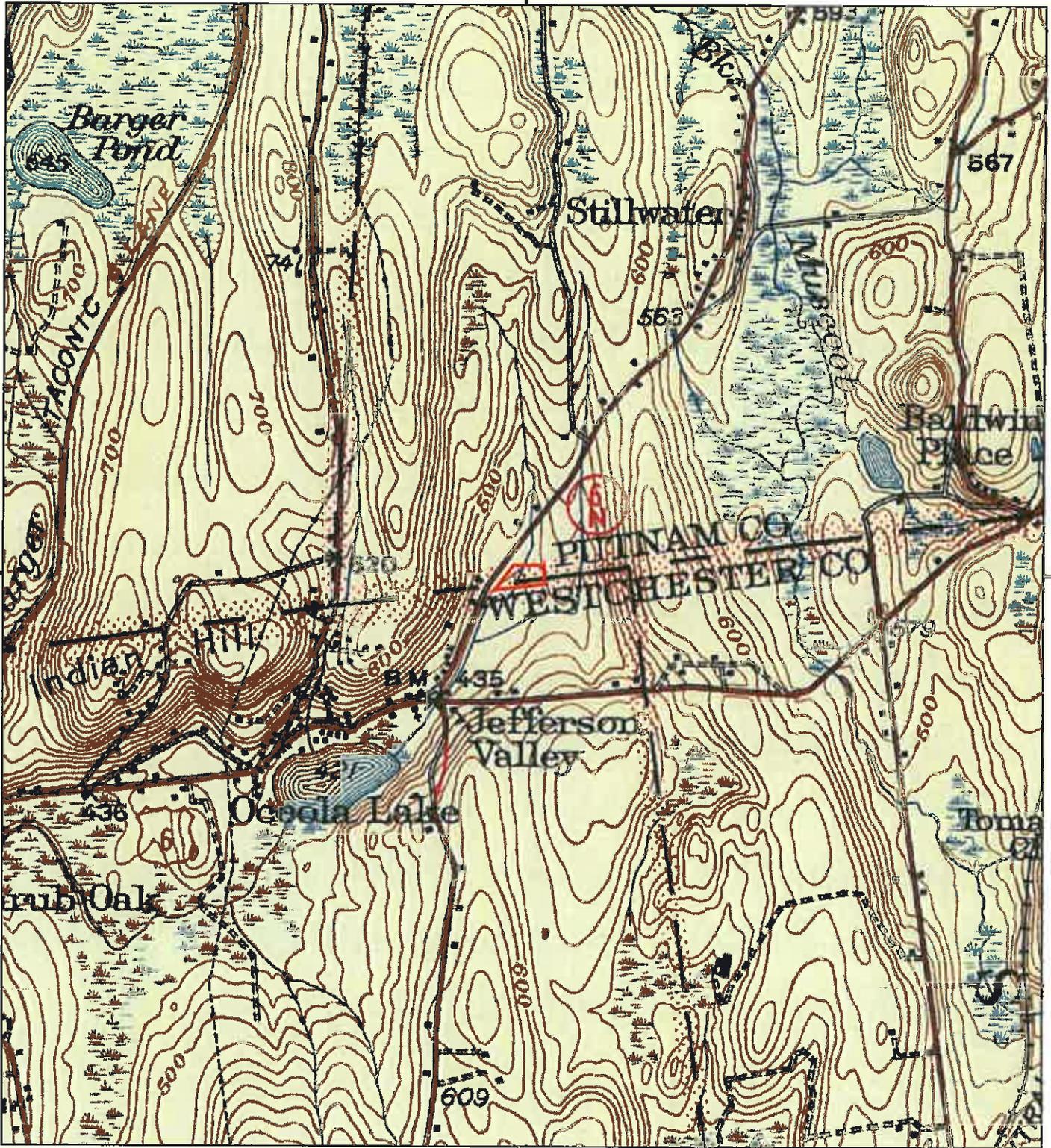
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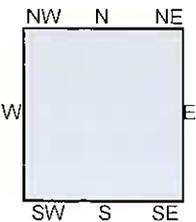
TP, Mohegan Lake, 1956, 7.5-minute

SITE NAME: Actions Fuels
 ADDRESS: 16 6N
 Mahopac, NY 10541
 CLIENT: Alliance Environmental Group





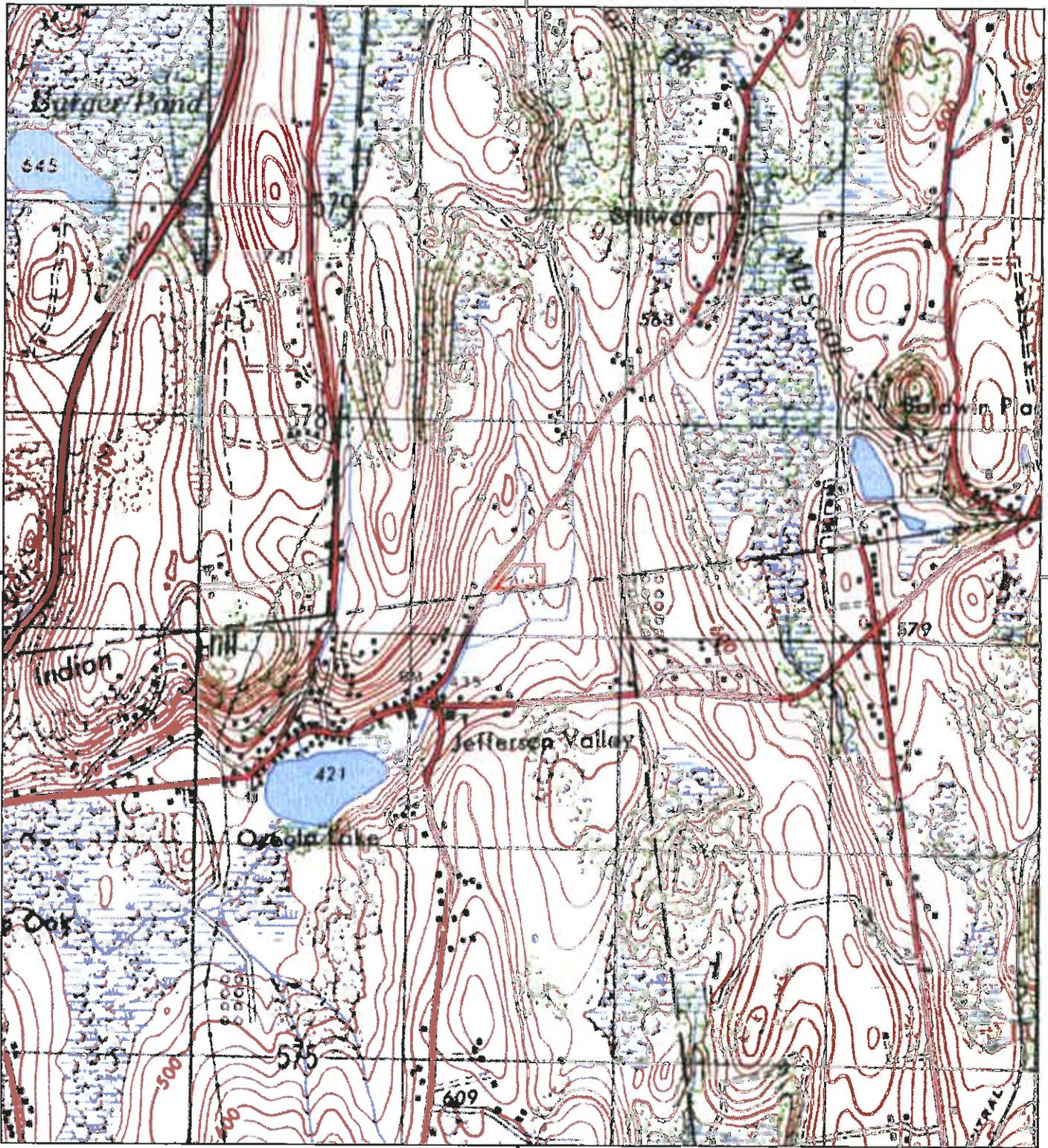
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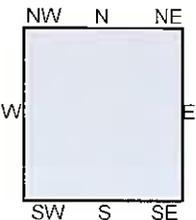
TP, West Point, 1947, 15-minute

SITE NAME: Actions Fuels
 ADDRESS: 16 6N
 Mahopac, NY 10541
 CLIENT: Alliance Environmental Group





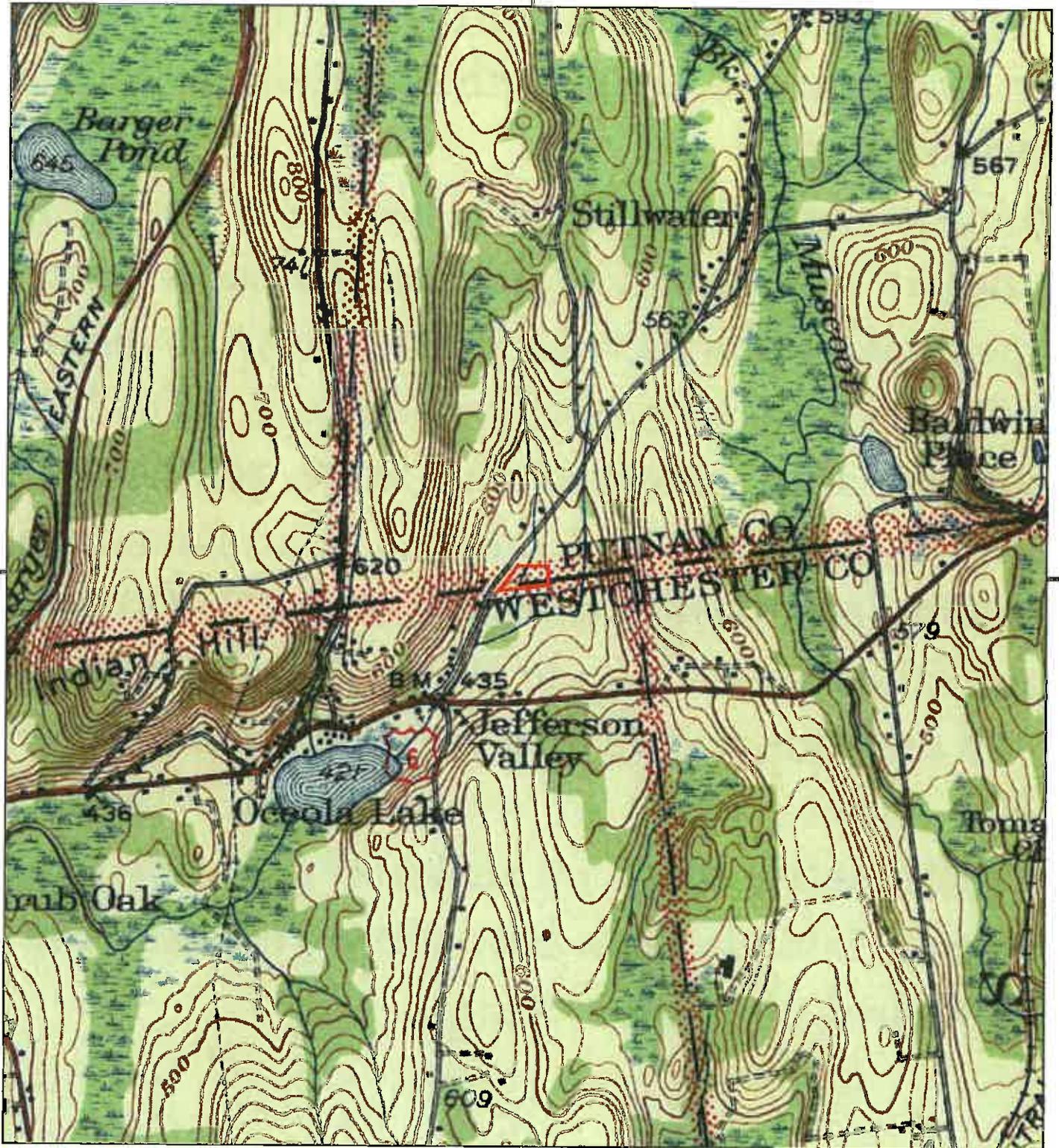
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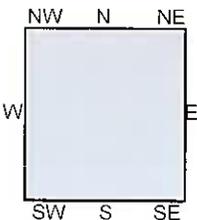
TP, WEST POINT, 1946, 15-minute

SITE NAME: Actions Fuels
ADDRESS: 16 6N
Mahopac, NY 10541
CLIENT: Alliance Environmental Group





This report includes information from the following map sheet(s).



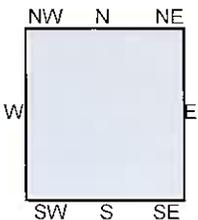
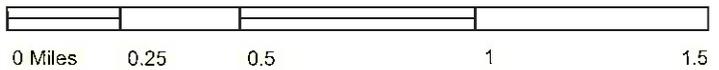
TP, West Point, 1941, 15-minute

SITE NAME: Actions Fuels
 ADDRESS: 16 6N
 Mahopac, NY 10541
 CLIENT: Alliance Environmental Group





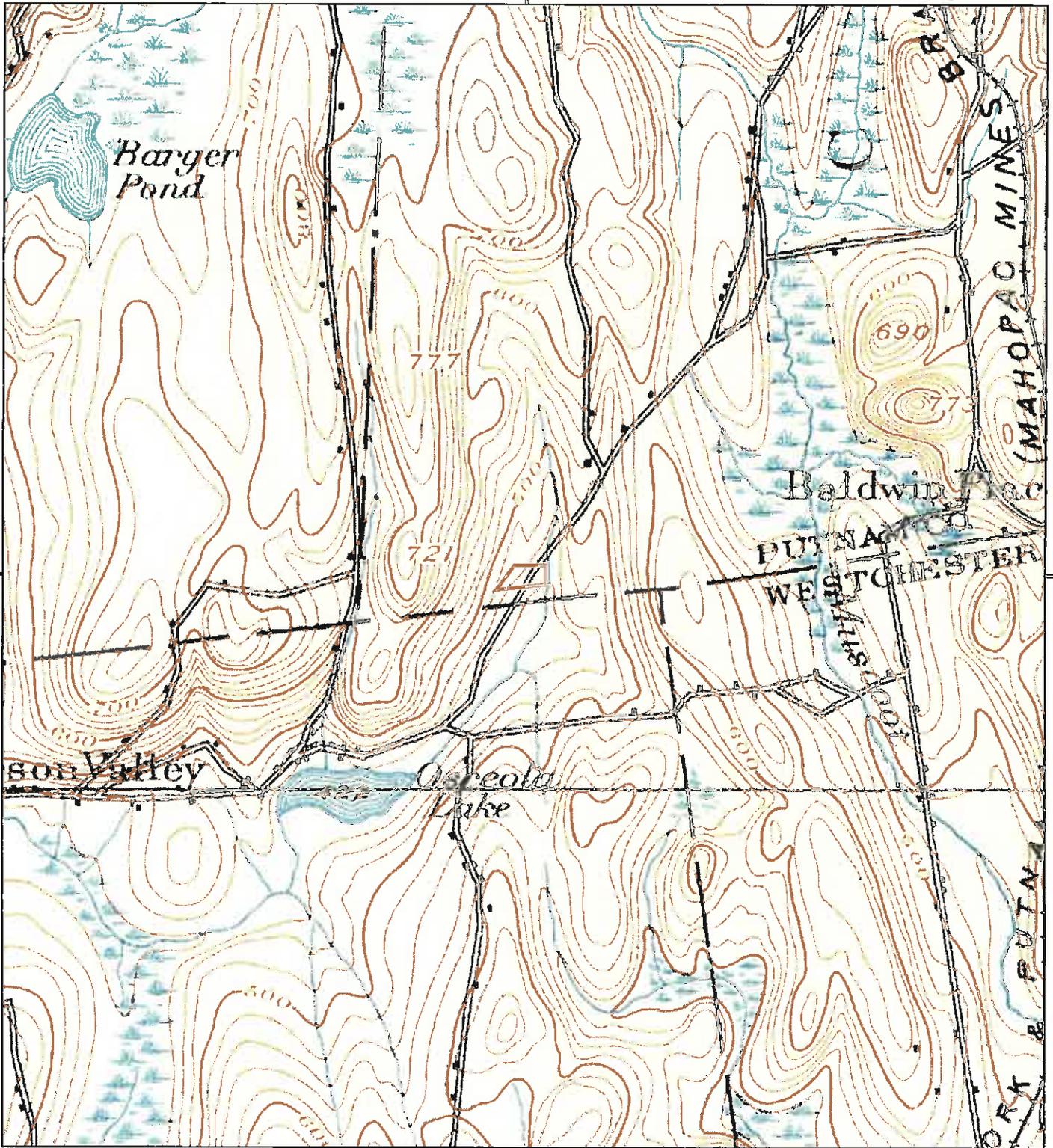
This report includes information from the following map sheet(s).



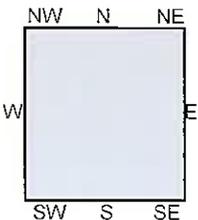
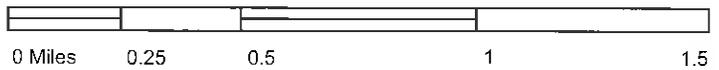
TP, West Point, 1936, 15-minute

SITE NAME: Actions Fuels
 ADDRESS: 16 6N
 Mahopac, NY 10541
 CLIENT: Alliance Environmental Group





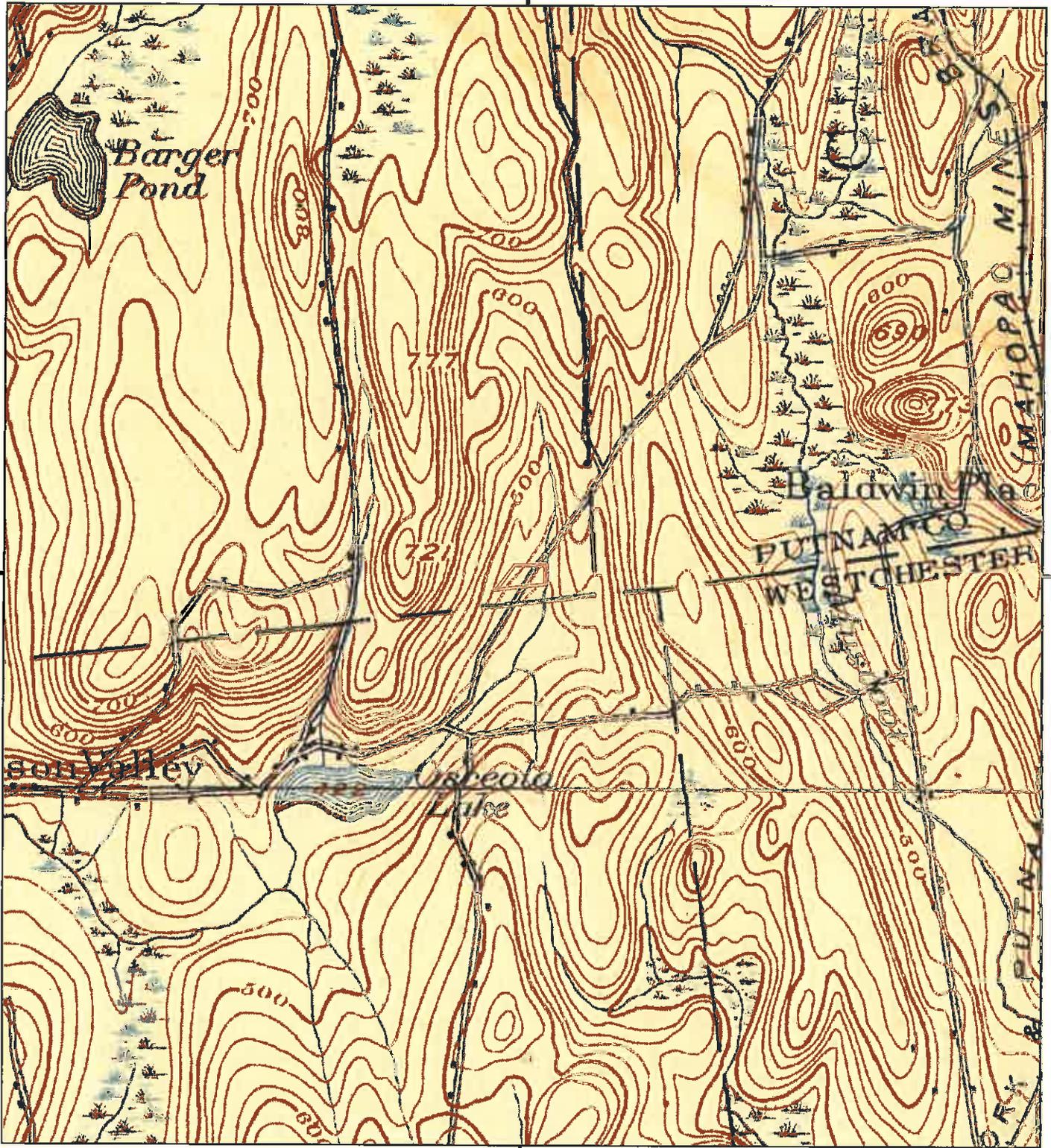
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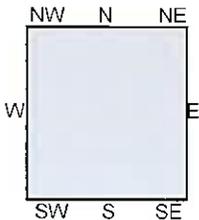
TP, West Point, 1901, 15-minute

SITE NAME: Actions Fuels
ADDRESS: 16 6N
Mahopac, NY 10541
CLIENT: Alliance Environmental Group





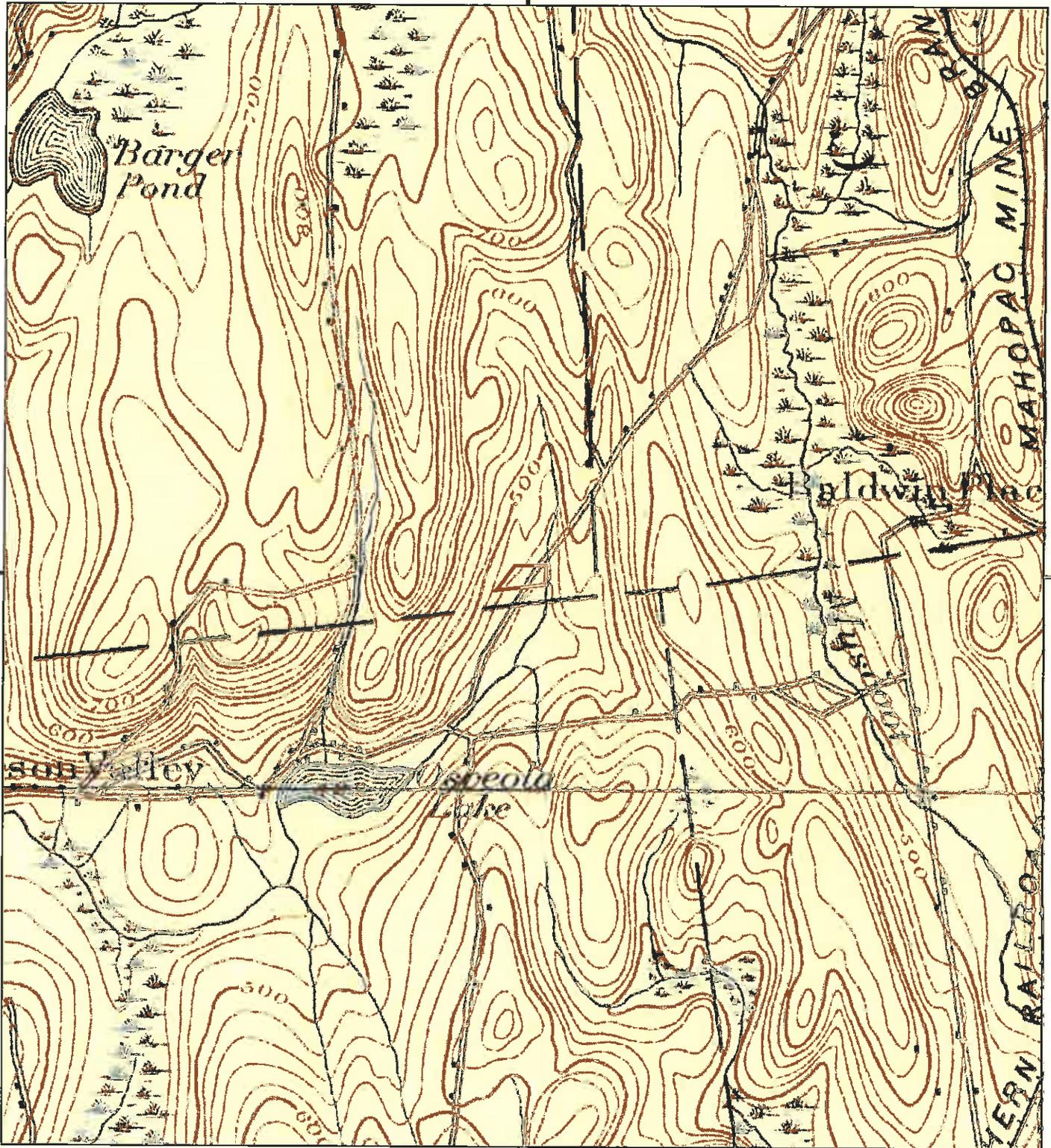
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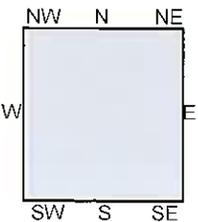
TP, West Point, 1899, 15-minute

SITE NAME: Actions Fuels
ADDRESS: 16 6N
Mahopac, NY 10541
CLIENT: Alliance Environmental Group





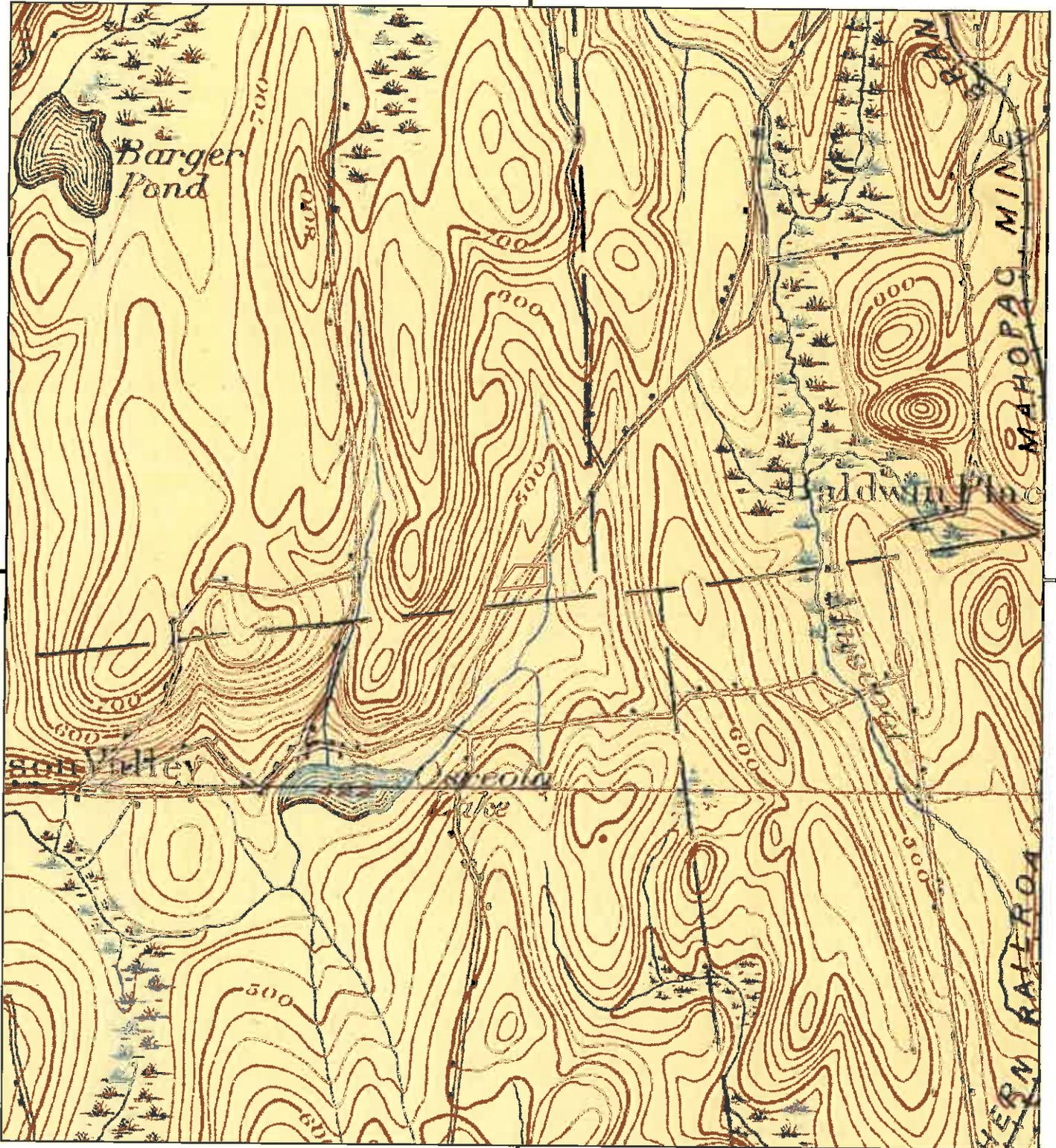
This report includes information from the following map sheet(s).



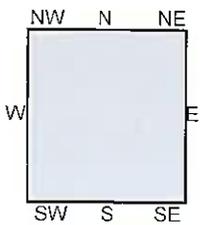
TP, West Point, 1894, 15-minute

SITE NAME: Actions Fuels
 ADDRESS: 16 6N
 Mahopac, NY 10541
 CLIENT: Alliance Environmental Group





This report includes information from the following map sheet(s).



TP, West Point, 1892, 15-minute

SITE NAME: Actions Fuels
ADDRESS: 16 6N
Mahopac, NY 10541
CLIENT: Alliance Environmental Group

